

# Eminence



6 BLAKE COURT, TRUGANINA, VIC, 3029



Modern comfort, timeless charm...

In response to the escalating issue of housing affordability, The OKAS Property Group Derrimut team is taking steps to assist first-time homebuyers in entering the housing market by reducing the deposit hurdle.

Buying a property off the plan is a big and tough decision. The OKAS Property Group Derrimut team are here to help and guide you through the process from contract signing, through to the settlement of your home, the post settlement rectification period and beyond.

We are introducing 5 single-storey, 11 double-storey, and 6 triple-storey townhouses to the market. These homes boast a cutting-edge design in the heart of Truganina.

With a range of floorplans and diverse options, we cater to all buyers in our market. This exclusive and thrilling prospect offers new, luxurious, and low-maintenance living in an established neighbourhood with convenient access to all amenities.





## Education

- Al-Taqwa College (0.39km)
- Westbourne Grammer School (0.7km)
- Truganina South Primary School (1.32km)
- Thomas Carr College (1.58km)
- St Clare's Catholic Primary School (1.59km)
- Bellbridge Primary School (3.8km)
- Tarneit P-9 College (6km)
- Truganina P-9 College (2.5km)

## Leisure

- Wyndham Waters Leisure Centre
- Elmstead Park
- Forsyth Park Fenced Dog Park

## Shopping

- Wyndham Vale Shopping Centre
- Williams Landing Shopping Centre
- Tarneit Central Shopping Centre

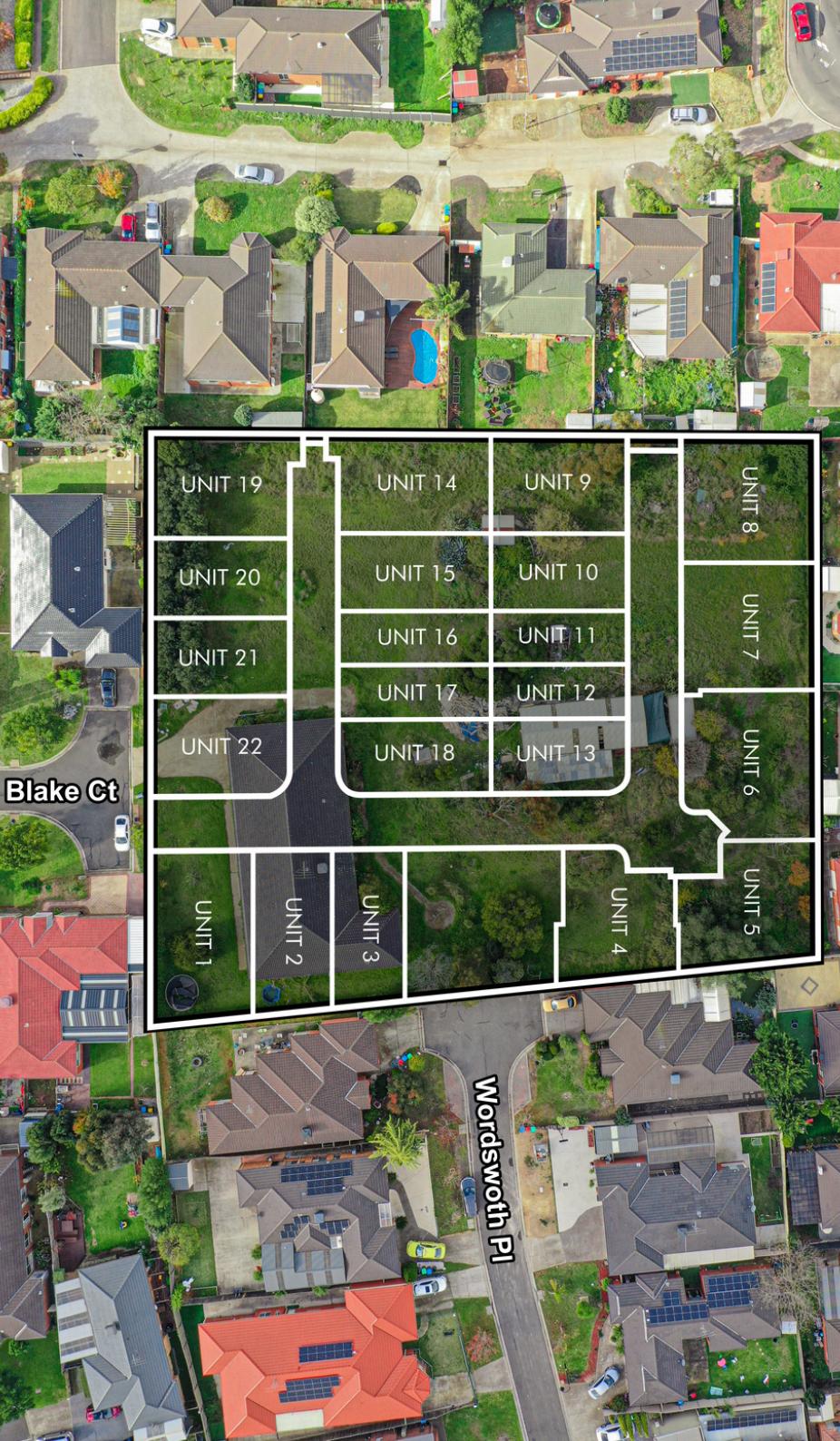
## Transport

- Williams Landing Train Station (Metro)
- Tarneit Train Station (VLine)
- Bus No. 150 - Doubell Boulevard/Sayers Road



# Enquire for availability

<b>Unit No</b>	<b>Beds</b>	<b>Bathroom</b>	<b>Garage</b>	<b>Price</b>	<b>Land Size</b>
1	3	3	1+1	\$620,000.00	263.7
2	3	3	1+1	\$620,000.00	190.9
3	3	3	1+1	\$620,000.00	187.1
4	3	3	2	\$620,000.00	219.2
5	3+1	3	2	\$630,000.00	294.2
6	3+1	3	2	\$650,000.00	298.1
7	3	3	2	\$625,000.00	272.8
8	3	3	2	\$625,000.00	272.8
9	3	3	1+1	\$625,000.00	203.5
10	3	3	1+1	\$625,000.00	159.7
11	3	3	1+1	\$635,000.00	109.8
12	3	3	1+1	\$635,000.00	109.8
13	3	3	1+1	\$620,000.00	128.8
14	3	3	1+1	\$625,000.00	217.9
15	3	3	1+1	\$620,000.00	171
16	3	3	1+1	\$630,000.00	117.6
17	3	3	1+1	\$630,000.00	117.6
18	3	3	1+1	\$630,000.00	137.9
19	3	3	1+1	\$625,000.00	214.6
20	3	3	1+1	\$620,000.00	159.7
21	3	3	1+1	\$620,000.00	159.7
22	3	3	1+1	\$620,000.00	176.6



## We do everything we can to support first home buyers

Many residents of Victoria find it challenging to save sufficient funds for a home down payment given the ongoing cost of living crisis. This predicament has led the Victorian Government to introduce a shared equity scheme, aiming to expedite the journey towards owning a home

### **First Home Owners Grant (New Homes)**

The FHOG for Victoria is worth \$10,000 if you build/buy in Victoria.

Most properties such as a house, townhouse, apartment, or unit are eligible for the first home buyers grant in Victoria.

However, the home you're buying must be:

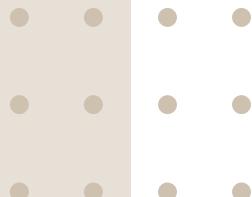
- valued at \$750,000 or less (that is, the contract price of the construction)
- less than five years old
- the first sale of the property as a residential property

## We're here for you too investors!

Truganina's increasing population is expected to grow by more than 50 per cent over the next 15 years. Affordability, easy access to established schools, shops and public transport and the enormous potential in terms of future amenity make Truganina one of Victoria's best kept property secrets

Truganina has had steady capital growth over the past 10 years., including a 9.8% growth in the rental market in the past 12 months.

OKAS Property Group Derrimut gives 24 months rental guarantee of \$600 per week.



# Benefits of buying off the plan

## Buying Off The Plan

Buying off the plan generally involves an extended period between contract exchange and settlement. This gives purchasers the added advantage of having time to get financial affairs in order before settlement takes place. It also gives purchasers the opportunity to secure a property at today's market price with time to organise finance for settlement.

Buying off the plan has in the past led to capital gains, but obviously this depends on many factors such as market conditions, interest rates, etc. As with any investment, external factors always need to be taken into consideration and advice should be sought from independent experts.

At OKAS Property Group Derrimut, our Off the Plan Specialist will be in regular contact as to when you can expect settlement so it does not come as any surprise. You will be provided an opportunity to inspect the property before the due settlement. The Off the Plan Specialist will help you through this process and be available to answer any questions.

## Greater Choice

Early purchasers will have a greater selection of what's available in a development, enjoying the opportunity to purchase a property that meets their criteria in terms of position, aspect and floor plan.

Buying a property prior to construction sometimes allows the chance to choose preferred colour schemes and options. This allows you to individualise your property so it's more reflective of your personality. Buying off the plan is a great way to make an apartment your home.

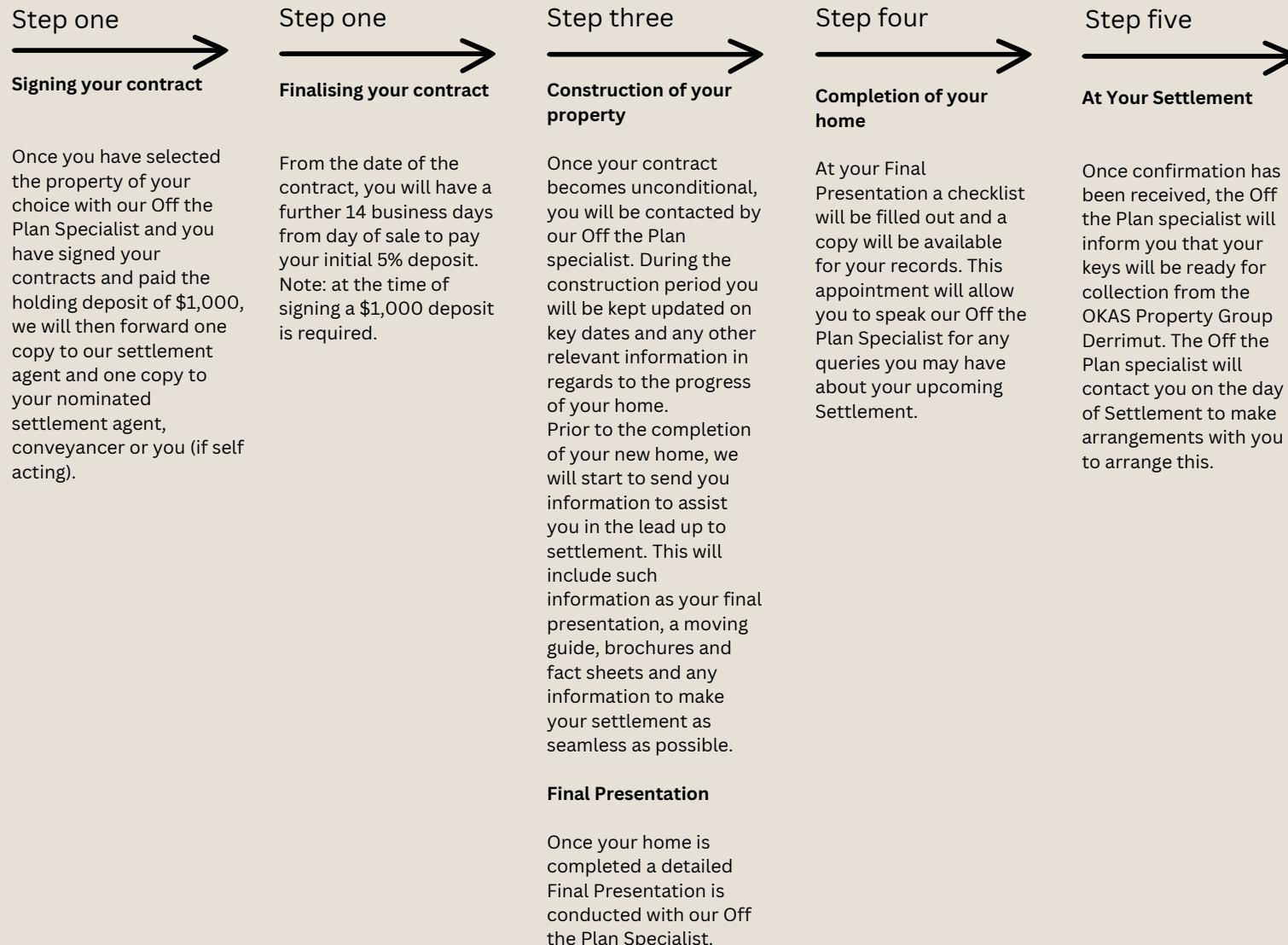
## Paying Your Deposit

Holding deposit is \$1,000.  
5% of the contract price to be paid within 14 days of signing the Contract of Sale.  
Remaining balance to be paid at the time of settlement.

This is commonly paid in cash via Direct Deposit, Cheque, Bank Guarantee or Deposit Bond. Your deposit will be held in a secure trust account by OKAS Property Group Derrimut's Settlement Agent. If you are unfamiliar with Bank Guarantees or Deposit Bonds, our Off the Plan Specialist can provide you with information outlining the correct requirements for using a Bank Guarantee or Deposit Bond to secure your property.



# What happens next?





 0451 772 171

damini@okaspropertygroup.com.au



 0449 919 191

vish@okaspropertygroup.com.au



 0414 036 300

amol@okaspropertygroup.com.au



P: 03 8390 0699

W: [www.okaspropertygroup.com.au](http://www.okaspropertygroup.com.au)

A: Unit 5, 31 Elgar Road, Derrimut, VIC 3026