

I have some **GREAT** news.

I am sure that you are aware that Brisbane has now gone the way of most capital cities and has to increase population density. The days of “playing cricket in the back yard at mums” are gone.

In all the new subdivisions the blocks are getting smaller and more expensive. Most new estates are averaging 400m² with prices over \$200,000. Those who wait for prices to come down will miss out forever. The demand for land on the north side of Brisbane so greatly exceeds supply, that the developers are not paying real estate agents **ANY** commission!

For the last five months I have been negotiating with the developer of an award winning estate, where all the works are completed, there are fabulous parks, walkways and cycle paths, schools with the latest high tech facilities and the **LAST LARGE LOTS** averaging 750m².

The quality of housing is excellent and the developer has to date refused to sell any land to investors i.e. all owner occupiers! As I have dealt with this developer previously and he is aware of the quality of our property management and award winning builder I have at last convinced him to allow my clients into the estate.

The land is already very reasonably priced, but because we have “tied up” nine blocks, I have negotiated a \$5,000 discount for my clients, who will buy direct from the developer, saving stamp duty and commission.

The details are not yet on our website, but if you want further information please visit www.stevetaylor.com.au and submit your enquiry on the Contact page.

All these homes will have 9 foot ceilings, fully ducted air conditioning, internal vacuum system with kitchen kick etc. They will be priced between \$530, 000 - \$550,000 and for clients using equity in an existing property, they will require a contribution of only a little over \$200 per week (principal & interest).

Your **ONLY** outlay until the home is completed will be \$1,000 for deposit on the land.

Please do not miss this opportunity.

Steve Taylor