



**FOR  
SALE** | RESIDENTIAL DISPLAY VILLAGE  
DUBBO, REGIONAL NSW

# RESIDENTIAL DISPLAY VILLAGE

## BOOMING REGIONAL CENTRE LEASEBACK & FIXED RETURN STRONG RESIDENTIAL GROWTH

MAAS Group Properties is delighted to offer a secure and 'one of a kind' investment opportunity, located in the booming regional growth centre of Dubbo.

Proudly presenting the MAAS Display Village, located in the prestigious master planned community of Southlakes Estate, one of the largest and most desired communities in regional NSW, and MAAS Group Properties flagship residential development.

Offered for sale with a fixed term lease back arrangement, underpinned by the security of an ASX Listed parent company MAAS GROUP HOLDINGS (ASX:MGH), this is truly a unique investment opportunity.

Comprising four brand new display homes, the MAAS Display Village sets the benchmark for residential development in the high performing market of regional NSW.

## Key Features

- 3yr Term + 1yr option (STCA)
- 5%pa fixed gross return
- +10% residential growth in the past 12 months
- Lessee responsible: water, gas and electricity
- Construction underway, projected completion and occupation Q3 2021
- Settlement following Occupation Certificate
- Lease to commence upon settlement

**Purchase price: \$2,390,000 ex GST**



Capitalise on a high growth regional city



The region's largest master planned community



Blue-chip tenant with vested operational interest



Premium and diverse Display Home Village



Secure, high spec and low maintenance







### LOT 2809 DWELLING A:

- Land size - 539m<sup>2</sup>
- Dwelling size - 286.22m<sup>2</sup> or 30.81sq
- Two-storey
- Display home/sales office ground floor, general office second floor
- Optional 5th bedroom retro-fit to 2nd floor at lease expiry
- **All inclusive:** home, land and landscaping



4  
bed



3  
bath



2  
living



Study



Double  
garage



### LOT 2809 DWELLING B:

- Land size - 350m<sup>2</sup>
- Dwelling size - 150.66m<sup>2</sup> or 16.22sq
- Modern low maintenance living
- Garage office fit out and storage
- **All inclusive:** home, land and landscaping



3  
bed



2  
bath



Single  
garage





### LOT 2810:

- Land size - 601m<sup>2</sup>
- Main dwelling size - 213.33m<sup>2</sup> or 22.96sq
- Granny flat size - 59.54m<sup>2</sup> or 6.41sq
- Detached granny flat - 1 bed, fully self-contained
- 3.5x3.5 plunge pool plus premium low maintenance landscaping
- Colours and selections studio fit-out in garage
- **All inclusive:** home, land and landscaping



3  
bed



2  
bath



Double  
garage



Detached  
granny flat



### LOT 2811:

- Land size - 601m<sup>2</sup>
- Dwelling size - 265.32m<sup>2</sup> or 28.56sq
- Custom 'high-end' specifications, inclusions and features
- Premium landscaping and outdoor entertaining
- Display home and garage showroom
- **All inclusive:** home, land and landscaping



4  
bed



2  
bath



Separate  
living



Double  
garage



Outdoor  
entertaining



# SOUTHLAKES ESTATE

## SOUTHLAKES ESTATE STRIKES THE PERFECT BALANCE

Between the built and natural environment, Southlakes Estate is an idyllic community set to the backdrop of manicured open spaces, landscaped pathways, parklands, lakes and water ways.

Located in sought after South Dubbo and within minutes to the CBD, major shopping centres, cafes, sporting facilities and both public and private schools, Southlakes Estate boasts convenience like no other.

Strategically planned to encourage both passive and active recreation, Southlakes Estate is designed to complement any lifestyle - incorporating a showpiece water way with eight permanent lakes as well as bike tracks, ornamental landscaping, park benches and picnic areas.

Master planned with the future in mind, Southlakes Estate already boasts a prestigious gated estate and medical centre, with childcare centres, retirement facilities, gated estates and a custom-design community shopping centre with gastro pub to follow.

Southlakes Estate offers a truly unique and relaxed lifestyle that you too can call your own and is truly Dubbo's most prestigious residential estate.



[View our Dubbo Lifestyle Video](#)  
Strike the perfect balance between a country lifestyle and city conveniences



Luxury  
Gated Estate



Childcare  
Centre



Medical  
Centre



Shopping  
Centre



Retirement  
Facility



# MAAS GROUP PROPERTIES PART OF MAAS GROUP HOLDINGS



Residential



Commercial



Industrial

**MAAS Group Properties is NSW No.1 and most trusted regional estate developer and home builder.**

Built from the strength of a civil construction heritage in the hub of Western NSW, we are a progressive and diversified property developer that prides itself on sustainable enterprise.

Recognised as an industry leader, with a reputation for entrepreneurial forethought and a passion for growing stronger regional communities. Our projects are developed to contribute to the sustainability of the social, environmental, and economic future of their locations.

Proudly integrated within the ASX listed MAAS Group Holdings diversified group of companies, MAAS Group Properties is underpinned by an enviable level of long-term growth, sustainability and security.

MAAS Group Properties diversified projects span the state and continue to grow, with a planned pipeline of +4,000 residential lots, shopping centres, childcare centres, industrial developments, medical centres, retail spaces, serviced apartments, retirement facilities, pubs and service stations.

Our projects support thousands of local jobs and businesses, that support thousands of local families. You can be proud to work with and build your home with MAAS Group Properties and trust that together, we are building stronger regional communities.



FOR SALE - RESIDENTIAL DISPLAY VILLAGE, SOUTHLAKES ESTATE, DUBBO



Construction  
Materials



Civil  
Construction  
and Hire



Underground  
Services  
Equipment



Real  
Estate

**A growing, diversified industrial group.**

Founded in 2002, MAAS Group is a leading independent Australian construction materials, equipment and services provider with diversified exposures across the civil, infrastructure, mining and property markets.

With a Dubbo, NSW, based head office MAAS Group operates right across Australia, with a strong presence in regional areas and a growing international presence.

MAAS Group holds strong market positions in each of its complementary segments, offering a full scope of services to complete any job. Delivering on-time and on-budget, MAAS Group are distinguished in their field and their resume speaks for itself. Our clients include Tier 1 companies, state and federal government departments and local councils.

You can trust the proven expertise, first-class equipment and dedicated team at MAAS Group.



**MAAS GROUP PROPERTIES  
PROFILE VIDEO**



**MAAS GROUP HOLDINGS  
PROFILE VIDEO**





# CONTACT

MAAS Group Properties is proud to present this unique investment opportunity.

To express your interest, please contact:

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Please note:

The vendor reserves the right to determine in its absolute discretion which person who lodges an EOI if any, it will negotiate with. The vendor may consider EOI's with the view to selecting one which the vendor regards as the most suitable for negotiation. The EOI does not create any binding legal relationship. No legal or other obligations will arise between an applicant and the vendor unless and until a contract or terms agreed between the successful interested parties and vendor have been exchanged. The vendor is not obligated to give any reason for its actions or decisions to any interested party or any other person.



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