



First Home Buyers Save Approx \$40,000 in Grants and Discounts, Cooya Beach

FIRST HOME BUYERS CAN SAVE BIG \$'s RIGHT NOW

SIGNIFICANT SAVINGS FOR FIRST HOME BUYERS

Take immediate advantage of the discounts and grants that are currently available to help you purchase!

Current incentives include:

- \$30,000 Queensland Government First Homeowners Grant
- NO STAMP DUTY (new government concessions on stamp duty)

So how does it work? Consider this example...a block of land with a purchase price of \$280,000. Add the \$30,000 First Homeowners Grant and the stamp duty concession (NO stamp duty; normally \$8000) and you have a total saving of \$38,000!

This is the perfect time for you to build your own home and save \$\$\$\$\$.

Take advantage NOW. If you are thinking of entering the property market, NOW is the time.

4 2 2

FOR SALE
Contact Agent

VIEW
By Appointment

AGENTS

Shane Wight
0409 417 316
swight.portdouglas@ljhooker.com.au

AGENCY

LJ Hooker Port Douglas
(07) 4099 4099

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

What else is on offer?

- Yes, we are here to answer any questions you may have.
- Yes, you can use your \$30,000 grant as a part of your deposit.
- Yes, we can be flexible on settlement and build times.
- Yes, your purchase can be subject to finance.
- No, you don't lose your deposit if your finance doesn't get approved.
- Yes, we can be flexible on finance time / duration.
- Yes, we have details for builders who will create house and land packages in partnership with you.
- Yes, you decide what kind of home you would like to build.
- Yes, we work in conjunction with builders to ensure your contract suits your circumstance.
- Yes, we can be flexible on your settlement date / build times / duration.
- Yes, we have details for lending and finance experts like the team at Astute Finance in Port Douglas & local people who understand the local market and will work to get you the best deal.

With 31 blocks already SOLD, Stage 5 of the popular Ocean Breeze Estate in Cooya Beach is a great opportunity to invest, especially as a further 8 NEW BLOCKS are now available. Block sizes range from 602m² to 1465m², so whether you're after an easy to maintain block or more space we have the right block for you. All town services are in place, including underground power, so all you need to do is select your favourite block and make it yours.

Located only 10 minutes from Port Douglas and 5 minutes from Mossman, Cooya Beach has quickly become popular with a broad demographic of buyers. Childcare facilities, playgrounds and some specialty services are available locally while Port Douglas and Mossman cater to all necessities including schools, supermarkets, health care, retail shopping, sporting facilities, cafes, restaurants, pubs and so much more.

We are here to help so call for all the details including a current price list.

Contact Shane at LJ Hooker on 0409 417 316 or swight.portdouglas@ljhooker.com.au

MORE DETAILS

Property ID	13K5F4A
Property Type	House
Including	Study
	Air Conditioning
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Remote Garage

Shane Wight 0409 417 316

Property Sales and Licensed Auctioneer | swight.portdouglas@ljhooker.com.au

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