

## Cooya Beach, First Home Buyers Save Approx \$50,000 in Grants and Discounts

FIRST HOME BUYERS CAN SAVE APPROXIMATELY \$50,000 RIGHT NOW

### SIGNIFICANT SAVINGS FOR FIRST HOME BUYERS

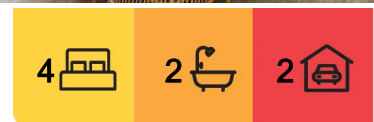
Take immediate advantage of the \$50,000 (approximately) in discounts and grants that are currently available to help you purchase! Current incentives include:

- \$10,000 Developer's Discount off your block (for ALL buyers)
- \$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 becomes \$270,000 with the developer's discount. Add the \$30,000 First Homeowners Grant and the stamp duty concession (NO stamp duty; normally \$8000) and you have a total saving of \$48,000!



**Disclaimer:** 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.



**For Sale**  
Contact Agent

**View**  
By Appointment

**Contact**  
**Shane Wight**  
0409 417 316  
swight.portdouglass@ljhooker.com.au

**LJ Hooker Port Douglas**  
**(07) 4099 4099**

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.

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 local 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 18 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 602m<sup>2</sup> to 1465m<sup>2</sup>, 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, 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](mailto:swight.portdouglas@ljhooker.com.au)



**LJ Hooker Port Douglas**  
**(07) 4099 4099**

**Disclaimer:** 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.

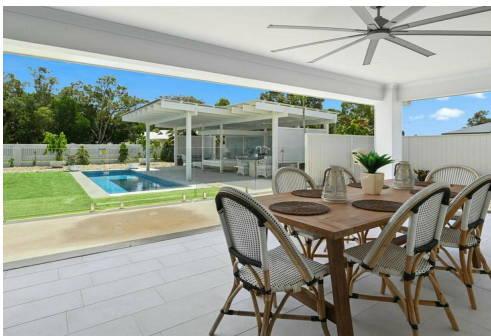
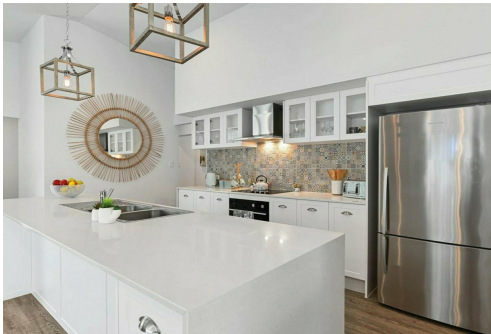


# More About this Property

Property ID	13K5F4A
Property Type	House
Land Area	602 m <sup>2</sup>
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](mailto:swight.portdouglas@ljhooker.com.au)

**LJ Hooker Port Douglas (07) 4099 4099**  
Shop 3/31 Macrossan Street, PORT DOUGLAS QLD 4877  
[portdouglas.ljhooker.com.au](http://portdouglas.ljhooker.com.au) | [portdouglas@ljhooker.com.au](mailto:portdouglas@ljhooker.com.au)



**Disclaimer:** 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 Port Douglas**  
**(07) 4099 4099**