

10 things you need to know about...

WEIPA HOUSES

Double storey houses



Enclosed private yard with pool

Flow-through design & open plan living



High ceilings; quality lighting; ceiling fans & air-conditioning

Smart outside storage



Fully fenced

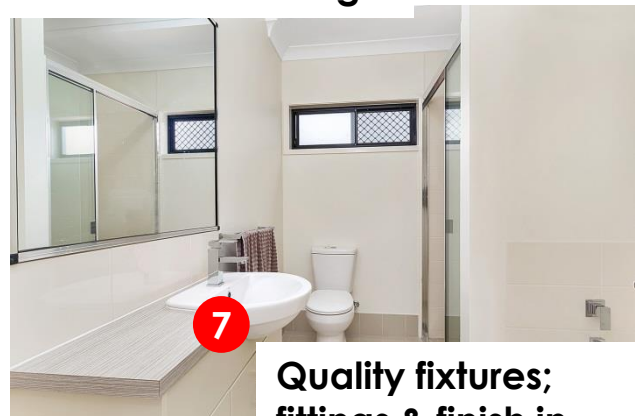


Galley kitchen with ample storage & direct light

Large usable balconies with good views



Room for off-street boat/extra car parking & downstairs undercover entertaining



Quality fixtures; fittings & finish in bathrooms & kitchen

WEIPA HOUSES, 38 houses; 11 built & tenanted, with 27 under construction.

At present, Weipa is very undersupplied with new homes, with not one dwelling available for rent. Rio Tinto operate a ballot system with often up to 70 applying for each new batch of completed homes.

These new houses, as the images overleaf suggest, are of a very high quality. They are far superior to the existing housing stock. Each is fully fenced with a pool.

Rio's executives will be the tenants & many live with their families.

Each sale comes with a long term lease to Rio Tinto Alcan Limited. The rent is backed by a 10-year guarantee.

These homes offer a 6.5% net rental return. Stage 2 is priced at valuation at \$440,000.

A true lock & leave investment.

WEIPA HOUSES is not the usual Matusik Property Pick.

But the high quality product; strong & growing local demand; backing by Rio Tinto Alcan & their very reasonable price/rent structure attracts our endorsement.

Michael Matusik
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Matusik are experts in Australian residential property market analysis.
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