



36

Thorney Way
Balga WA 6061

“Positive Energy with the right intent”

About Us

Mark Hay Realty Group is your property partner for life.



Mark Hay Realty Group is your property partner for life. We have helped thousands of people successfully invest in the property market and we can help you too.

Drawing on over 30 years of tried and trusted experience, and utilising our team's knowledge, skills, techniques and expertise, we work directly with you to achieve your investment aspirations.

*"Positive Energy
with the
right intent"*

Mark Hay.

A Rare opportunity to own an entire block of 8 Apartments



36 Thorney Way Balga

8 Units Configured as;



All Apartments Fitted with



Airconditioning



Dishwasher



Louvered Balcony
Screens

36 Thorney Way Balga 6061

Own your complete whole complex!

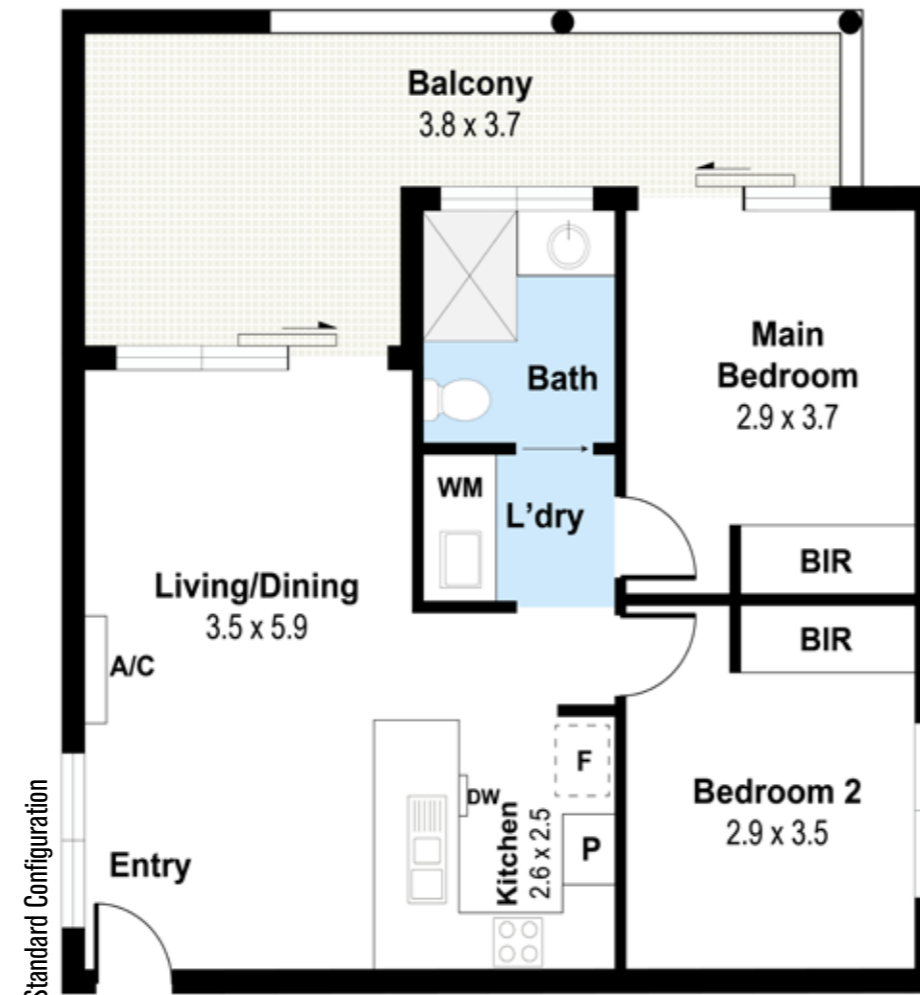
This full strata complex, freshly built (6 years young) is a brilliant entry into the highly sought after and privileged market of being the owner of "whole complexes".

Returning well over \$130,000pa with great tax deductions, depreciation and an extremely strong rental market, this property is already strata titled and built to a high standard. Featuring quality finishes throughout, stone benchtops, an exciting fusion of tiles, timber and glass with great private balconies and courtyards. All apartments are two bedroom and feature built in dishwashers, split system airconditioning, louvered balcony screening, under cover parking with full security and all situated on 845m² of land.

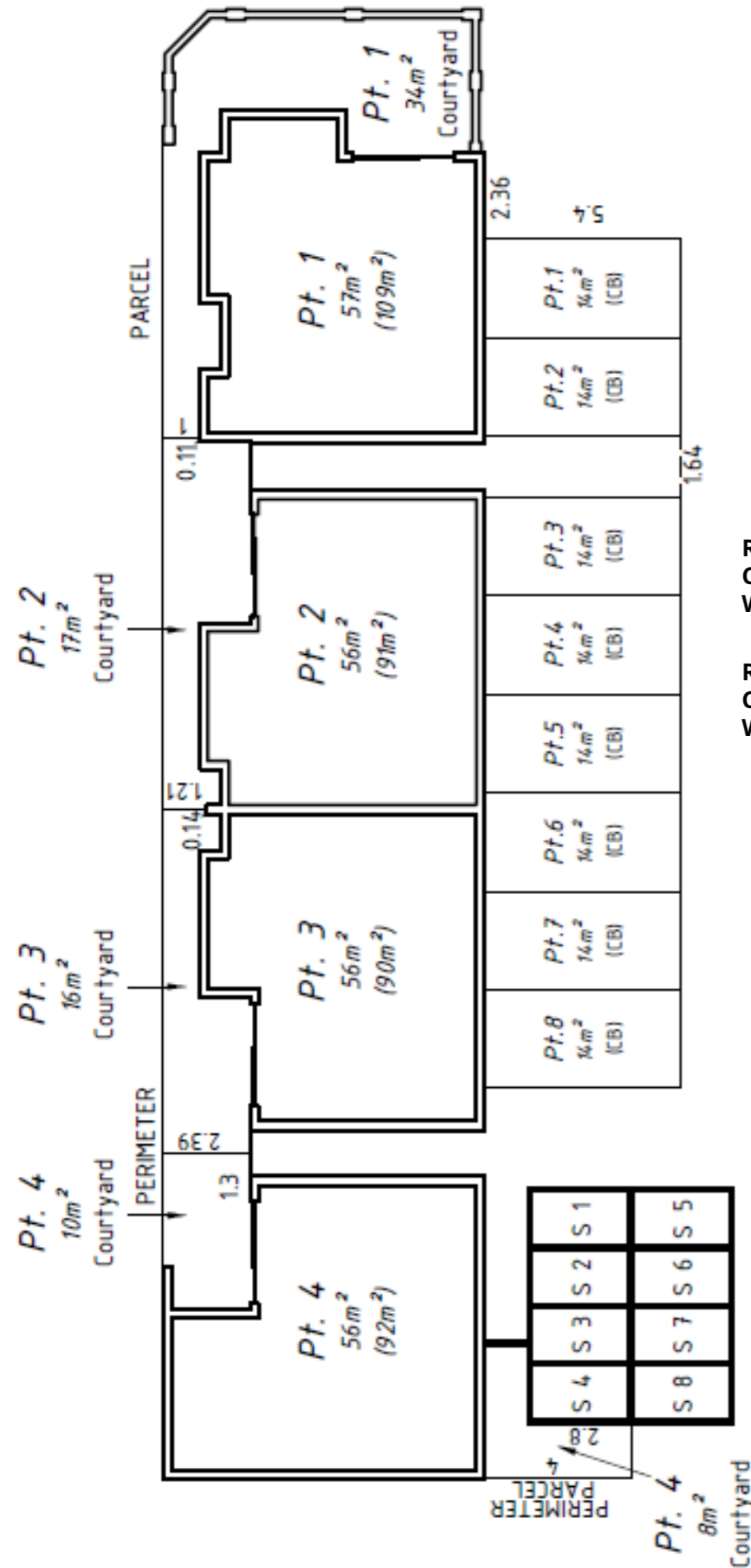
A brilliant location so close to major shopping and business centers, both primary and secondary schools, freeway entries and so easy to access the city and our glorious beaches.

This is the ideal investment for self-managed superfunds, retirees, and families with the ability to purchase in multi-entities due to being strata titled. Average gross lettable area approx. 90m². Great depreciation allowances still available, strong prospect for capital growth and optimal recurring cashflow.

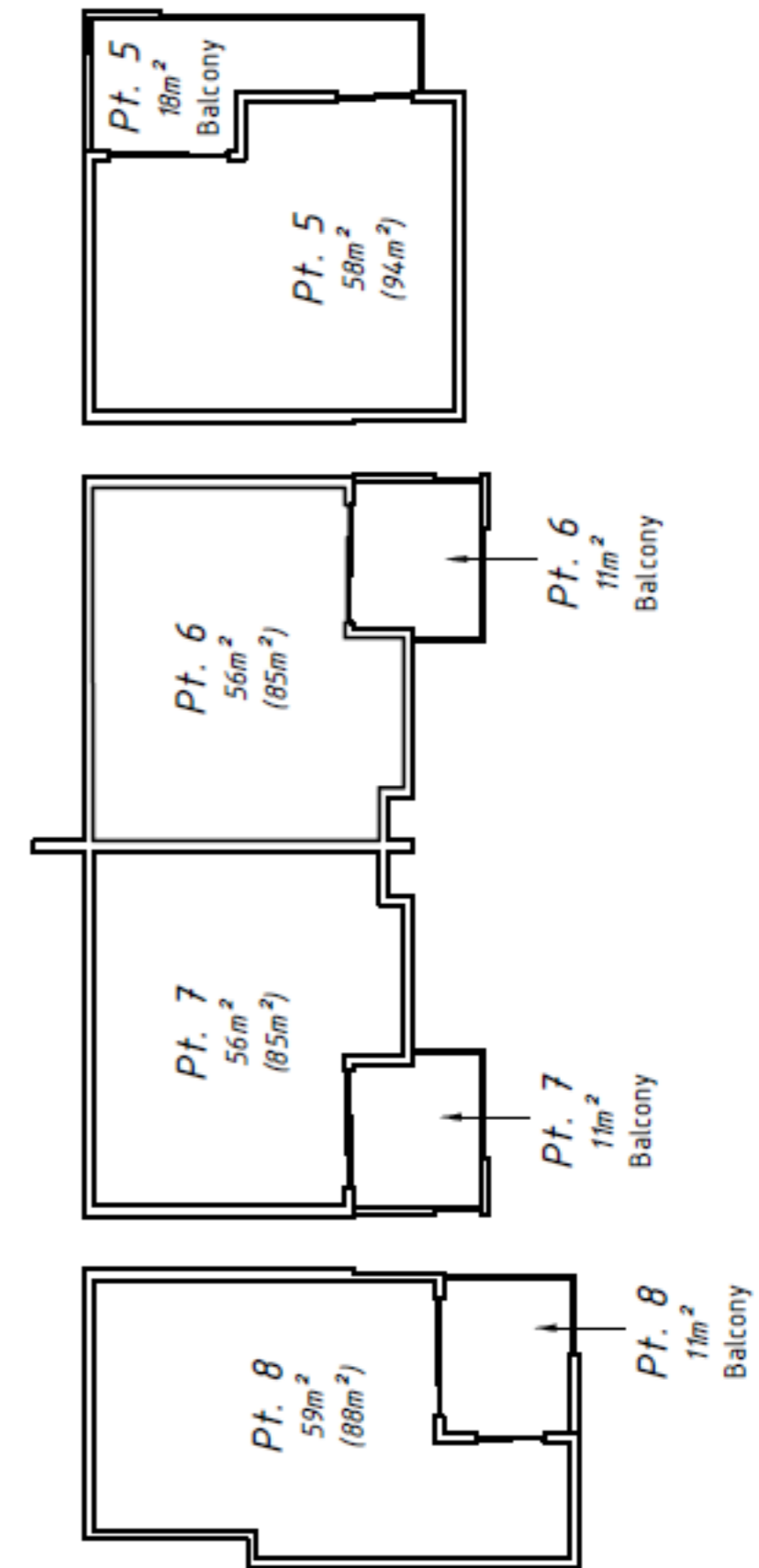
Note: A full inspection of the property will be arranged only upon an offer to purchase being finalized all apartments present as per the 3D tour.



GROUND FLOOR PLAN



LEVEL 2 FLOOR PLAN



SCALE 1:200 @ A3

4 0 2 4 6 8 10

ALL DISTANCES ARE IN METRES

LOCATION PLAN

FORM 5
Strata Titles Act 1985
Sections 5b(1), 8a, 23(1)

DESCRIPTION OF PARCEL & BUILDING

A MULTI LEVEL CONCRETE & STEEL RESIDENTIAL
BUILDING WHICH COMPRISES 8 UNITS
AND BEING SITUATED ON LOT 415 ON P 8687
KNOWN AS THORNEY WAY APARTMENTS

POSTAL ADDRESS: 36 THORNEY WAY, BALGA, W.A., 6061

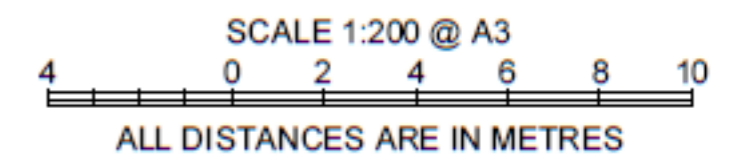
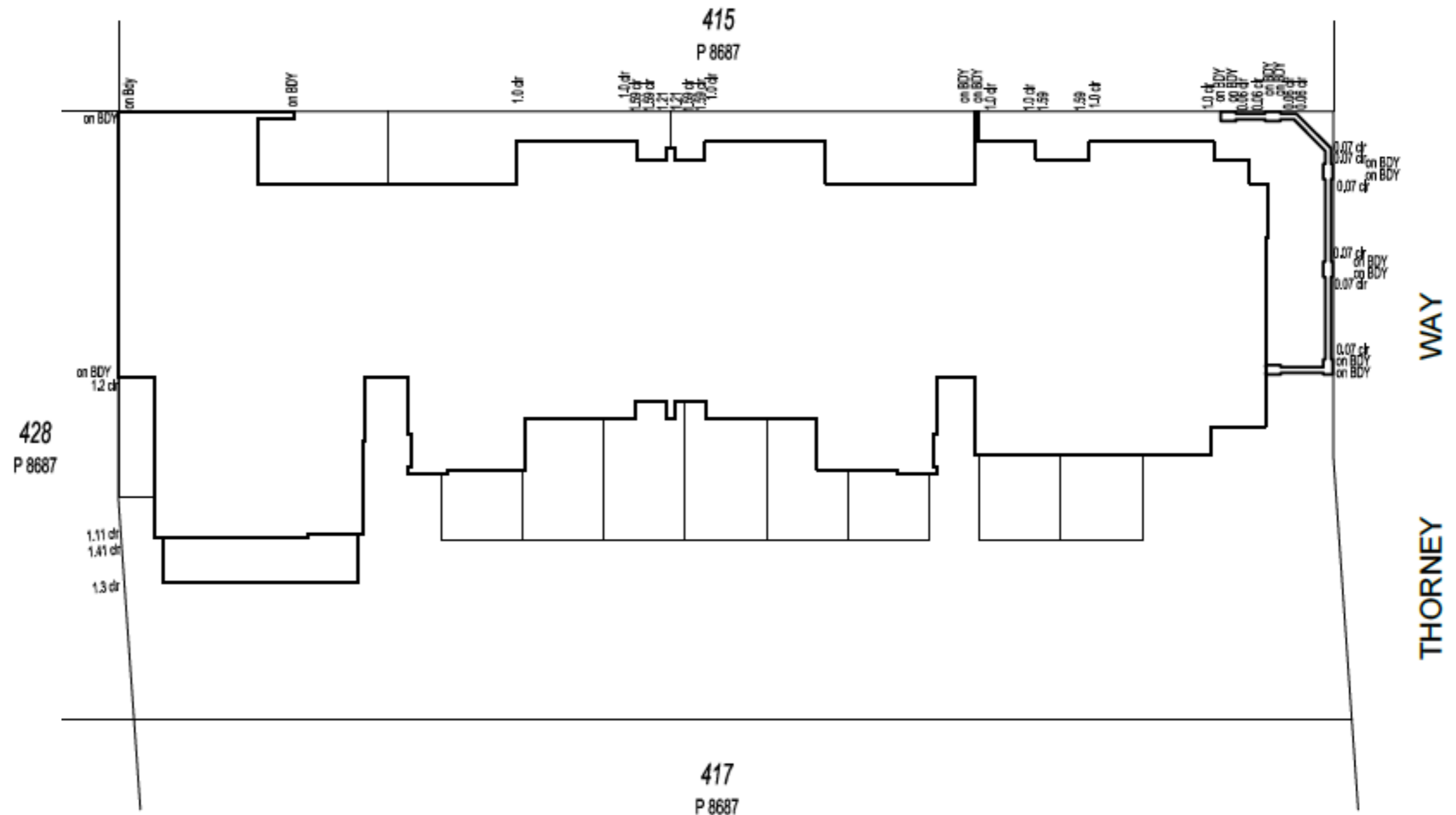
CERTIFICATE OF LICENSED SURVEYOR

I, Banesh Boodhoo being a Licensed Surveyor registered under the
Licensed Surveyors Act 1909, certify that in respect of the strata
plan which relates to the parcel and the building described above
(in this certificate called "the plan"):-

- (a) each lot that is not wholly within a building shown on the plan is
within the external surface boundaries of the parcel, and
- (b) each building shown on the plan is within the external surface
boundaries of the parcel:

Banesh Boodhoo 2016.03.11
16:29:40 +08'00'

LICENSED SURVEYOR DATE





Your Specialist for Full Blocks of Apartments

Over the past three decades I've acquired a long list of clients who own and operate complexes such as the ones attached here with. If you are seeking to purchase, sell or build blocks of apartments in the Perth metro area I would be delighted to apply my expertise in both evaluating returns and potentially strata titling or developing, refurbishing and retaining such apartment buildings. In the current climate of inverse yields and tightening rental supply these investments are now competing strongly with the commercial property sector. The added safety of residential and the ability to be strata titled add some flexibility, comfort and surity to many investors minds. I would be delighted to assist you accordingly. To always stay up to date simply ask to be added to our database of investors to be notified of any new opportunities in this space..



Mark Hay

PRINCIPAL

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Contact Us

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