

PEGASUS 88

Rosehill

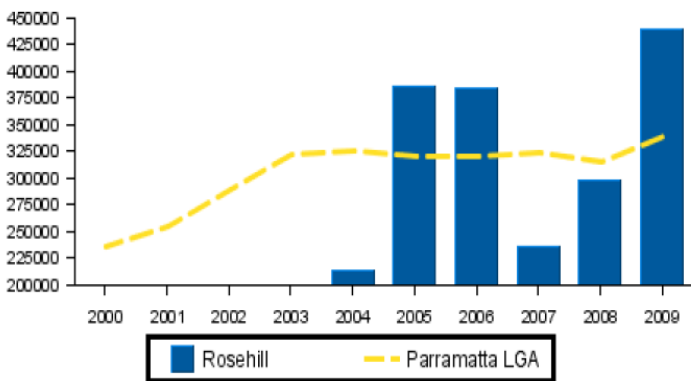
Location

- Prominent North East sunny aspect
- Island site with 4 street frontages
- Views include: Rosehill Gardens Race Track, Parramatta river, Sydney City Skyline
- 25 mins. By train to CBD & 5mins. To Parramatta
- Short walk to Rosehill Primary School
- Preschools & child minding centre adjacent in Virginia St



Capital Growth in Median Prices (Rosehill Market)

Median Sale Price (past 10 years)



Capital Growth in Median Prices

Period	Rosehill % Change	Parramatta LGA % Change
2010	-1.0%	-3.8%
2009	47.7%	7.6%
2008	26.1%	-2.8%
2007	-38.4%	1.3%
2006	-0.5%	0.0%

Price Guide

- 1 Bedroom From **\$380,000**
- 2 Bedroom From **\$430,000**
- 3 Bedroom From **\$540,000**

Rental Forecast

- 1 Bedroom From **\$380** per week
- 2 Bedroom From **\$470** per week
- 3 Bedroom From **\$550** per week



Statutory Outgoings

Council \$200 p/q (approx) – Water \$150 p/q (approx) – Strata \$525 p/q (approx)