



**WHY FIX SOMEONE
ELSE'S HOME WHEN YOU
CAN BUILD YOUR OWN?**

BUILD A NEW HOUSE THAT'S PERFECT FOR YOU

When you buy an established home you also inherit its history. That can include the previous owner's taste in paint colour, ongoing maintenance issues and more. At Quarters, we believe everyone deserves to live in a home that's brand new and perfect for you. After all, why settle for second best when you can enjoy the benefits of:

GOVERNMENT INCENTIVES

First Home Owners are also being supported by the Government's First Home Owner Grant. Since 1st July 2013, the First Home Owner Grant is only available to buyers of new homes and has increased to \$10,000. There are also concessions on transfer duties for new homes. For more information, visit the State Revenue Office's website at www.sro.vic.gov.au

IT ALL ADDS UP

With interest rates at record lows and high rental costs, it might be cheaper to pay off a mortgage than it is to rent. Why pay off someone else's investment when you can be paying off your own?

SATISFACTION GUARANTEED

New homes built in Victoria are covered by a warranty of up to 10 years, not only protecting you from expensive structural defects but giving you peace of mind.

EASY LIVING

Once you've moved into your new home, you can spend your time enjoying it, not maintaining it. You also won't find any nasty surprises that so often seem to pop up just after you've moved into an established home. Newer homes also generally cost less to maintain and run due to compulsory 6 star energy rating requirements when compared with older homes.

A WISE INVESTMENT

Building a new home at Quarters may have benefits for investors too*. As the owner of an investment property, you may be able to claim depreciation on your building and its fixtures and fittings. New homes give you the best chance to take advantage of this tax benefit because older homes have less items to depreciate, therefore smaller tax deductions.

Discover more:

Visit the Sales and Information Centre,
135 Evans Road, Cranbourne West.

Or call 0439 394 466.

quarterscranbourne.com.au