



## Project Name

# Mayfair Lane II

## Project Details

Located in the prestigious suburb of Rochedale, just 17km from the Brisbane CBD – this highly sought after 1.2 hectare parcel of prime inner ring vacant land will be developed by CFMG Capital into a 17 lot boutique residential project to be known as Mayfair Lane II.

Mayfair Lane II will service the significant demand for vacant and ready to build residential land located within the inner ring suburb of a major capital city. Whilst offering close proximity to the Brisbane CBD, Mayfair Lane II also provides convenient access to both the North and South of Brisbane via the nearby Gateway Motorway, with access within 1.5km. This brings both the Gold and Sunshine Coasts within an hour's drive and the Brisbane Domestic & International Airports just a 10-15 minute drive away.

All major services such as power, communications, mains sewer and town water are available on the subject site doorstep and other necessary amenities including retail, education, childcare, public transport and recreational parks and clubs are also in immediate proximity.

These include, but are not limited to:

- Rochedale Town Centre (anchored by Coles Supermarket)
- Rochedale Central (anchored by IGA and Medical Centre)
- Rochedale State High School (1km away)
- Major Bus Interchange (1km away)
- Brisbane Technology Park (1km away)
- Westfield Garden City (4km away)

## Location

Rochedale, Brisbane QLD

## Investment Structure

The trust is a registered managed investment scheme. This project relates to the offer of Gardner Road II Units which will have a beneficial interest in the securities issued by Gardner Road Developments Pty Ltd ('Gardner Road II SPV') to the Trust.

## Targeted Return

**9.55%** p.a.  
 (net of all fees)

## Investment Term

**20** months

## Targeted Overall Return

**15.95%**  
 (net of all fees)

## Status

**Open**

To find out more and obtain your copy of the Product Disclosure Statement, head to [cfmgcapital.com.au](http://cfmgcapital.com.au) or call us on 1800 862 058