## Lot 116 Eco Crescent Stone Ridge, Narangba

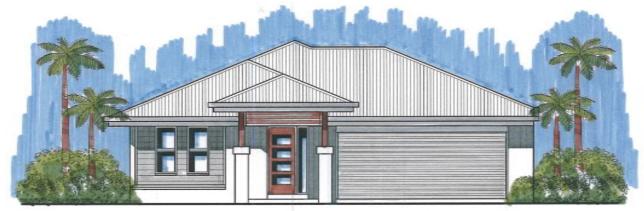


Image for illustration purposes only

## SPECIAL FEATURES

- Beautiful 5 Bedroom home designed for function and style
- Master bedroom with ensuite inc double vanity and walk in robe
- 4 additional double bedrooms all with built in robes with mirror sliding doors and shelves
- Central bathroom with shower, bath and separate toilet
- Block out Roller blinds to all opening windows & sliding doors.
   Slimline Venetians to wet areas.
- Light and open living and meals area that overlooks the beautiful Alfresco area
- Designer gourmet kitchen with Stone bench top inc.s/steel Dishwasher, 90 cm Dual Free Standing Oven with Gas Cooktop and Curved Glass Canopy Rangehood.
- Separate internal laundry
- Fully ducted air conditioning
- 7 TV points, 2 Telephone points
- Fully tiled living & wet areas
- Carpeted bedrooms and robes
- L.E.D Lighting to all internal down lights

- alfresco6 Star energy efficiency ratingLarge double garage with remote doors
- Security screens to all windows and doors (exc. entry door)
- Rendered & painted
- Fully insulated Colorbond metal roofing
  - Fully turfed and landscaped with an evergreen thick blade grassand a 21 day lawn care package inc. driveway, path, garden, fencing & letterbox (rendered with number)

Corinthian Stain Grade front entrance door with translucent glass Powdercoated Aluminium Windows and Glass Sliding Doors

S/Steel Ceiling fans throughout, 1 x Hunter Pacific Polymer to

- Single side gate entry
- Clothesline & Garden Shed
- Built to cyclone standard (W41 wind rating)
- Term Seal Termite Protection
- Rent Appraisal of between \$500 \$520 per week
- Home & alfresco 216.7sq.m; Land 400sq.m

Purchase Price
Plus Legal's and Construction interest etc
Minus Stockland Deposit

Borrow

\$ 481,700 \$ 23,000 -\$ 2,000 \$ 502,700

National Bank Australia standard variable rate 5.63% p.a.

 $Loan\ application\ fee\ nil!\ (Usually\ \$600)\ \ Plus\ credit\ card\ that\ can\ be\ used\ at\ other\ banks\ for\ no\ fee.$ 

Terms	AT 38.5% (\$80-\$180K) TAX RATE NET CONTRIBUTION PW.		AT 46.5% (\$180K +) TAX RATE NET CONTRIBUTION PW.	
Discounted Rate 4.93% (Principal & Interest)	Tenant Tax Refund Investor	\$ 490 <b>\$ 147</b> <b>\$ 137</b>	Tenant Tax Refund Investor	\$ 490 <b>\$ 177</b> <b>\$ 106</b>
Discounted Rate 4.69% (Fixed 5 years interest only in arrears)	Tenant Tax Refund Investor	\$ 490 <b>\$ 148</b> <b>\$ -12 (Surplus)</b>	Tenant Tax Refund Investor	\$ 490 <b>\$ 179</b> <b>\$ -43 (Surplus)</b>
AN ADDITIONAL TAY DEFLIND OF ADDDOV 60 COO IN VEAD ONE				

AN ADDITIONAL TAX REFUND OF APPROX \$2,600 IN YEAR ONE

