

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
- 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 alfresco
- 6 Star energy efficiency rating
- Large 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 grass and a 21 day lawn care package inc. driveway, path, garden, fencing & letterbox (rendered with number)
- 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	\$ 481,700
Plus Legal's and Construction interest etc	\$ 23,000
Minus Stockland Deposit	<u>-\$ 2,000</u>
Borrow	\$ 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		AT 46.5% (\$180K +) TAX RATE	
	NET CONTRIBUTION PW.		NET CONTRIBUTION PW.	
Discounted Rate 4.93% (Principal & Interest)	Tenant	\$ 490	Tenant	\$ 490
	Tax Refund	\$ 147	Tax Refund	\$ 177
	Investor	\$ 137	Investor	\$ 106
Discounted Rate 4.69% (Fixed 5 years interest only in arrears)	Tenant	\$ 490	Tenant	\$ 490
	Tax Refund	\$ 148	Tax Refund	\$ 179
	Investor	\$ -12 (Surplus)	Investor	\$ -43 (Surplus)

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