

CREATE WEALTH with solid bricks & mortar

Lot 1128 Serene Circuit Stone Ridge, Narangba



Image for illustration purposes only

SPECIAL FEATURES

- Beautiful 5 Bedroom home designed for function and style
- Master bedroom has ensuite with double vanity and walk in robe
- 4 additional double bedrooms all with built in robes with shelves and mirror sliding doors
- 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
- LED lighting throughout
- 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 door
- Security screens to all Windows and Glass Sliding Doors (exc. entry door)
- Rendered & painted
- Fully insulated Colorbond metal roofing
- Fully turfed and landscaped inc. driveway, path, garden, fencing & letterbox (rendered with number)
- Double side gate entry
- Clothesline & Colorbond Garden Shed
- Built to cyclone standard (W41 wind rating)
- Term Seal Termite Protection
- Home & alfresco – 216.7sq.m; Land – 448sq.m

Purchase Price	\$ 484,760
Plus Legal's and Construction interest etc	\$ 23,000
Minus Stockland Deposit	<u>-\$ 2,000</u>
Borrow – Principal & Interest	\$ 505,760

National Bank Australia standard variable rate 5.88% p.a. Special Negotiated **Discounted Rate 4.93%** (on loans \$500k plus)
Loan application fee nil! (Usually \$600) Plus credit card that can be used at other banks for no fee. P&I Term 30 years.

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

AT 38.5% (\$80-\$180K) TAX RATE
NET CONTRIBUTION PW.

Tenant	\$ 490
Tax Refund	\$ 155
Investor	\$ 151

AT 46.5% (\$180K +) TAX RATE
NET CONTRIBUTION PW.

Tenant	\$ 490
Tax Refund	\$ 187
Investor	\$ 121