

CREATE WEALTH with solid bricks & mortar

Lot 173 Dickson Crescent Centrale, North Lakes



Image for illustration purposes only

SPECIAL FEATURES

- Beautiful 5 Bedroom home designed for function and style
- Master bedroom at the front of the home with ensuite inc double vanity and walk in robe
- 4 double bedrooms with built in mirror sliding door robes
- Designer gourmet kitchen with Ceaserstone bench top inc. s/steel Dishwasher, Freestanding 900mm Oven with Cooktop and Glass Canopy Rangehood.
- Light and open living and meals area inc study nook that overlooks the beautiful alfresco area
- Separate lounge / Media room
- Central bathroom with shower, bath and separate toilet
- Block out Roller blinds to all opening windows & sliding doors. Slimline Venetians to wet areas.
- Fully tiled living & wet areas
- Carpeted bedrooms, robes, WIR and Media
- Security screens to all windows and doors (exc. entry door)
- Separate laundry
- 5 TV points, 2 Telephone points
- Front Entrance Door – Corinthian Stain Grade Door with Translucent Glass
- Stainless Steel Ceiling fans throughout. 1 Hunter Pacific Polymer to alfresco
- 6 Star energy efficiency rating
- Large double garage with remote doors
- Fully Fenced with Single Side Gate entry
- Fully Rendered and Painted
- Fully insulated Colorbond metal roofing
- Fully turfed and landscaped inc. driveway, path, garden, & letterbox (rendered with number)
- Clothesline & Garden Shed.
- Built to cyclone standard (W41 wind rating)
- Term Seal Termite Protection
- Fully ducted air-conditioning
- Home & alfresco – 216.7sq.m ; Land – 448sq.m

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|--|-------------------|
| Purchase Price | \$ 518,030 |
| Plus Legal's and Construction interest etc | \$ 24,000 |
| Minus Stockland Deposit | (\$ 2,000) |
| Borrow – Principal & Interest | \$ 537,474 |

National Bank Australia standard variable rate 5.88% p.a. Special Negotiated **Discounted Rate 4.93% (on loans over \$500k)**
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.

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|-------------------|--------------|
| Tenant | \$510 |
| Tax Refund | \$160 |
| Investor | \$171 |

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

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|-------------------|--------------|
| Tenant | \$510 |
| Tax Refund | \$193 |
| Investor | \$138 |