CREATE WEALTH with solid bricks & mortar

Lot 260 Crest Street
Stone Ridge, Narangba

Image for illustration purposes only

SPECIAL FEATURES

- Beautiful 5 Bedroom home designed for function and style
- Master bedroom with ensuite 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
- 5 TV points, 2 Telephone points
- Fully tiled living & wet areas
- Carpeted bedrooms and robes
- 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 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
- Home & alfresco – 216.7sq.m; Land – 410sq.m

Purchase Price	$ 461,272
Plus Legal's and Construction interest etc	$ 22,000
Minus Stockland Deposit	-$ 2,000
Borrow – Principal & Interest	$ 481,272

National Bank Australia standard variable rate 5.88% p.a. Special Negotiated Discounted Rate 4.98% (on loans $250K - $499 999k)
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	$ 480
Tax Refund	**$ 151**
Investor	**$ 135**

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

Tenant	$ 480
Tax Refund	**$ 183**
Investor	**$ 105**

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