

**CREATE WEALTH** with solid bricks & mortar

## Lot 81 Mapleton Drive The Rise, 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 Double 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 – 471sq.m

Purchase Price	\$ 515,470
Plus Legal's and Construction interest etc	\$ 24,000
Minus Stockland Deposit	(\$ 2,000)
<b>Borrow – Principal &amp; Interest</b>	<b>\$ 537,474</b>

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.

Tenant	\$510
<b>Tax Refund</b>	<b>\$159</b>
Investor	\$169

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

Tenant	\$510
<b>Tax Refund</b>	<b>\$193</b>
Investor	\$135