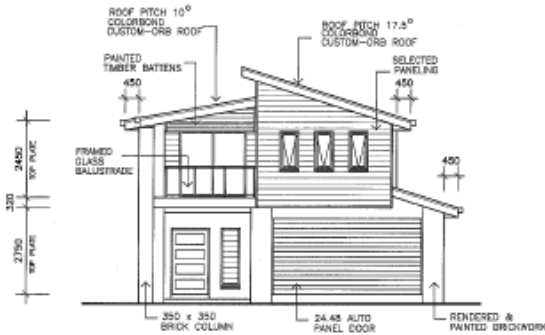
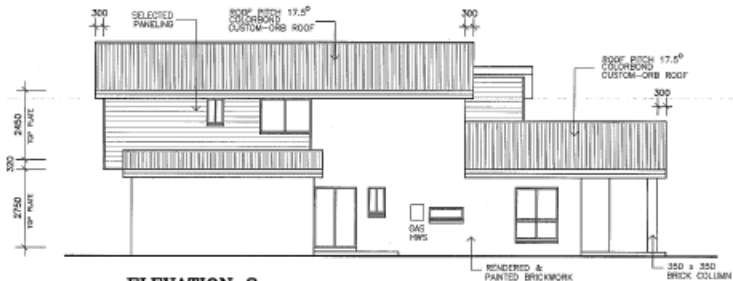


Lot 1242 Stone Ridge Blvd Stone Ridge, Narangba



ELEVATION 1



ELEVATION 2

SPECIAL FEATURES

- Beautiful 4 Bedroom two story home designed for function and style with 2700 ceiling height to ground floor and 2400 to upper floor
- Master bedroom with ensuite inc double vanity and walk in robe
- 3 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.
- Upstairs retreat area opening onto a balcony.
- 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
- Front entrance 1200mm wide Corinthian Stain Grade 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)
- Fully fenced with double gate returns
- Clothesline & Garden Shed
- Built to cyclone standard (W41 wind rating)
- Term Seal Termite Protection
- Rent Appraisal of between \$530 - \$550 per week
- Home & alfresco – 252.5sq.m; Land – 350sq.m.

Purchase Price	\$ 535,940
Plus Legal's and Construction interest etc	\$ 23,000
Minus Stockland Deposit	-\$ 2,000
Borrow	\$ 556,940

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 4.68% (Principal & Interest)	Tenant	\$ 510	Tenant	\$ 510
	Tax Refund	\$ 170	Tax Refund	\$ 205
	Investor	\$ 161	Investor	\$ 126
Discounted Rate 4.69% (Fixed 5 years interest only in arrears)	Tenant	\$ 510	Tenant	\$ 510
	Tax Refund	\$ 172	Tax Refund	\$ 207
	Investor	\$ -4 (Surplus)	Investor	\$ -39(Surplus)

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