

CREATE WEALTH with solid bricks & mortar

Lot 45 New Road NORTH HARBOUR

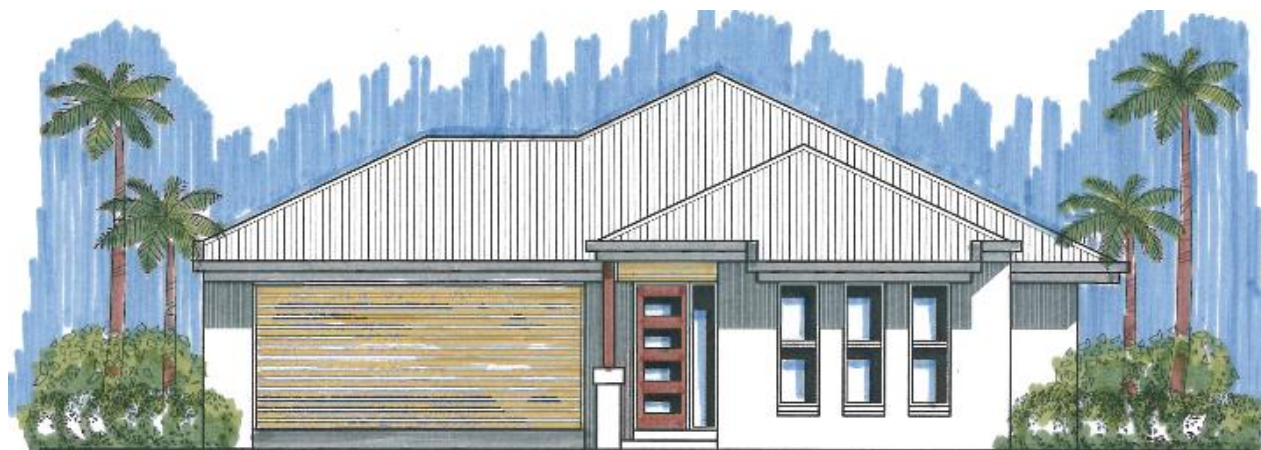


Image for illustration purposes only

SPECIAL FEATURES

- Beautiful 5 Bedroom home designed for function and style
- Master bedroom with ensuite with double vanity and walk in robe
- 4 additional double bedrooms with built in sliding mirror door robes
- Central bathroom with shower, bath and separate toilet
- Roller blinds to all opening windows & sliding doors. Slimline Venetians to wet areas.
- Light and open living and meals area that overlooks the beautiful under roof Alfresco area
- Designer gourmet kitchen with **Caesarstone** bench top inc. stainless steel Dishwasher, 900 mm free standing oven/gas cooktop and glass canopy range hood
- Separate internal laundry
- 7 TV points, 2 Telephone points *1x telephone point supplied and Install by TELSTRA*
- Fully tiled living & wet areas
- Carpeted bedrooms and robes
- L.E.D Lighting to all internal down lights
- Front Entrance Door – Corinthian Stain Grade Door with Translucent Glass
- Ceiling fans throughout including the Alfresco
- 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)
- Double or Single side gate entry where allowable
- Clothesline & Garden Shed
- Bottled Gas – to cooktop & HWS
- Term Seal Termite Protection
- Built to cyclone standard (W41 wind rating)
- **Fully ducted air-conditioning**
- Home & Alfresco – 218.0sq.m; Land – 502sq.m

Purchase Price	\$488,200
Plus Legals, fees, charges etc	\$ 23,000
Minus Northeast Business Park Deposit	\$ 5,000
Borrow – Principal & Interest	\$506,200

National Bank Australia standard variable rate 5.43% 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 NET CONTRIBUTION PW.		AT 46.5% (\$180K+) TAX RATE NET CONTRIBUTION PW.	
	Using Equity Choice Package Rate 4.58% (Principal & Interest 30 years)	Tenant Tax Refund Investor	\$ 500 \$ 141 \$ 136	Tenant Tax Refund Investor
10% deposit Choice Package 4.58% (Principal & Interest 30 years)	Tenant Tax Refund Investor	\$ 500 \$ 119 \$ 79	Tenant Tax Refund Investor	\$ 500 \$ 143 \$ 55

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