

Lot 159 Sanctuary Crescent Stone Ridge Estate, Narangba



Image for illustration purposes only

SMSF Package

SPECIAL FEATURES

- Beautiful 5 Bedroom home designed for function and style
- Master bedroom with ensuite, double vanity and walk in robe
- 4 additional double bedrooms
- 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 **Ceasarstone** 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
- Fully tiled living & wet areas
- Carpeted bedrooms and mirror door 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)
- Fully Rendered
- Fully insulated Colorbond metal roofing
- Fully turfed and landscaped inc. driveway, path, garden, fencing & letterbox (rendered with number)
- Clothesline & Garden Shed
- Bottled Gas – to cooktop & HWS
- Termite Protection
- Built to cyclone standard (W41 wind rating)
- **Fully ducted air-conditioning**
- Home & Alfresco – 234.3sq.m; Land – 400sq.m

Purchase Price	\$513,900
Less 10% deposit	\$ 51,390
Less 20% deposit	<u>\$102,780</u>
Borrow – Principal & Interest	\$ 359,730

Standard Variable rate with Westpac Bank for a SMSF investment loan is 5.95% p.a. (P&I 30 years)

Contributions per week based on a gross annual income of \$179k and 9.5% superannuation contributions.

Tenant	\$ 450
Tax Refund	\$ 49
Current Employer Super Contribution	\$ 327
Net weekly Contribution	\$ 158
Surplus	\$ 169