

CREATE WEALTH with solid bricks & mortar

Lot 355 Norfolk Drive 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
- Fully tiled living & wet areas
- Carpeted bedrooms and robes
- Split system air conditioning (1 x 5.6kw in Family Room, 1x 2.6Kw in Master Bedroom)
- 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 (Invisiguard to front window and entry door)
- Fully rendered
- 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)
- Home & Alfresco – 223.9sq.m; Land – 448sq.m

Purchase Price	\$538,500
Less 10% deposit	\$ 53,850
Less 20% deposit	<u>\$107,700</u>
Borrow – Principal & Interest	\$376,950

Variable rate with Westpac Bank for a SMSF investment loan is 5.96% p.a. (P&I 30 years)

Contributions per week based on a gross annual income of \$100k and 9% superannuation contributions.	Tenant	\$460 per week
	Tax Refund	\$ 27 per week
	Investor Superfund	\$197 per week
	Surplus/Shortfall	\$ 14 per week