

Lot 164 Sanctuary Crescent Stone Ridge, Narangba



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
- Cold water tap to refrigerator in the kitchen
- 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 & entry door)
- Fully 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
- Termite Protection
- Built to cyclone standard (W41 wind rating)
- **Fully ducted air-conditioning**
- Home & Alfresco – 234.3sq.m; Land – 400sq.m

Purchase Price	\$530,300
Plus Legals, fees, charges etc	\$ 26,000
Minus Stocklands Deposit	\$ 2,000
Borrow – Principal & Interest	\$554,300

Terms	AT 39% (\$80-\$180K) TAX RATE NET CONTRIBUTION PW.		AT 47% (\$180K+) TAX RATE NET CONTRIBUTION PW.	
Using Equity	Tenant	\$490	Tenant	\$490
Interest Rate @ 4.95%	Tax Refund	\$182	Tax Refund	\$229
(Residential Investment P&I)	Investor	\$189	Investor	\$142
10% deposit	Tenant	\$490	Tenant	\$490
Interest Rate @ 4.95%	Tax Refund	\$154	Tax Refund	\$193
(Residential Investment P&I)	Investor	\$123	Investor	\$ 83

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