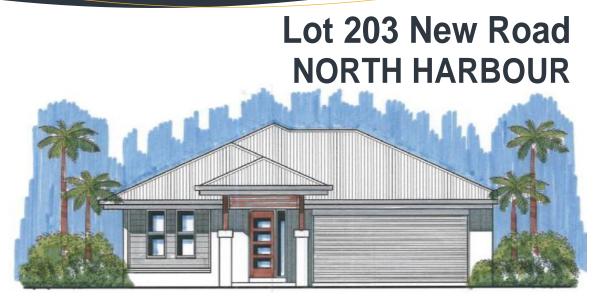
## **CREATE WEALTH** with solid bricks & mortar



## 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
- **Purchase Price** \$521,950 \$ 25,000 Plus Legals, fees, charges etc Minus Northeast Business Park Deposit 5,000 \$ Borrow - Principal & Interest \$541,950

National Bank Australia standard variable rate 5.60% p.a.

Loan application fee nil! (Usually \$600) Plus credit card that can be used at other banks for no fee.

Terms	AT 39% (\$80-\$180K) TAX RATE NET CONTRIBUTION PW.		AT 47% (\$180K +) TAX RATE NET CONTRIBUTION PW.	
Using Equity	Tenant	\$ 500	Tenant	\$ 500
Choice Package 4.75%	Tax Refund	<mark>\$ 161</mark>	Tax Refund	<b>\$ 197</b>
(Principal & Interest 30 years)	Investor	<b>\$ 171</b>	Investor	<b>\$ 136</b>
10% deposit	Tenant	\$ 500	Tenant	\$ 500
Choice Package 4.75%	<mark>Tax Refund</mark>	<mark>\$ 138</mark>	Tax Refund	<b>\$ 166</b>
(Principal & Interest 30	Investor	<b>\$ 108</b>	Investor	<b>\$ 80</b>

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



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Image for illustration purposes only

- 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 Termite Protection

  - Built to cyclone standard (W41 wind rating) Fully ducted air-conditioning

  - Home & Alfresco 217.3sq.m; Land 501sq.m