

Lot 48 Bedarra Crescent NORTH HARBOUR

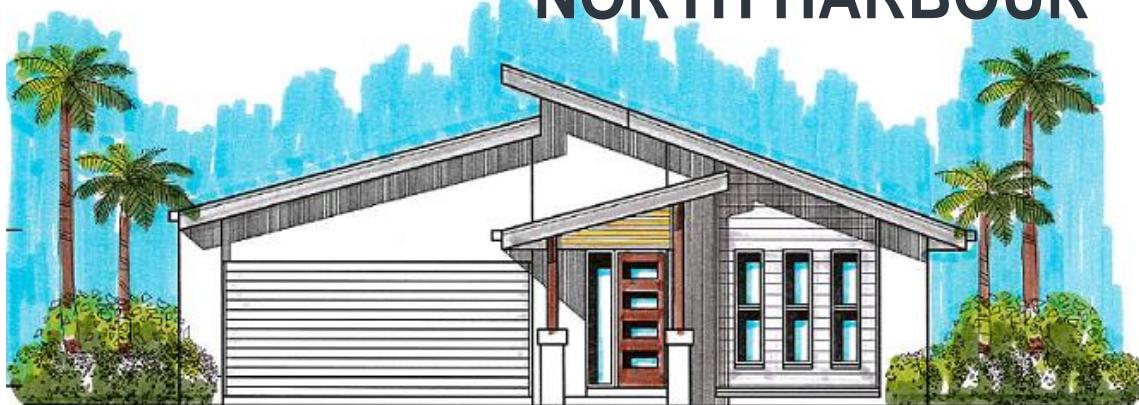


Image for illustration purposes only

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 **Caesar stone** 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
- 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 – 448sq.m

Purchase Price	\$509,750
Less 10% deposit	\$ 50,975
Less 20% deposit	<u>\$101,950</u>
Borrow – Principal & Interest	\$356,825

Variable rate with Westpac Bank for a SMSF investment loan is 5.48% p.a. (P&I 30 years)

Contributions per week based on a gross annual income of \$100k and 9% superannuation contributions.	Tenant	\$490 per week
	Tax Refund	\$ 26 per week
	Investor Superfund	\$120 per week
	Surplus	-\$ 53 per week