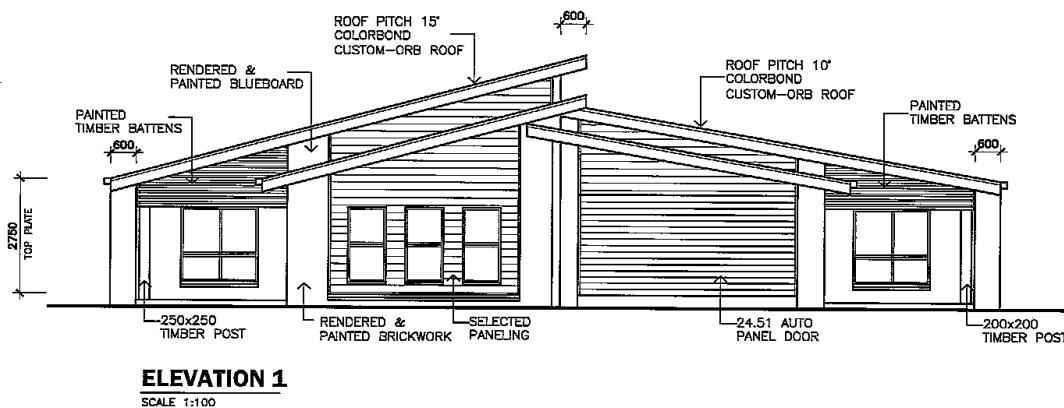


## Lot 326 Marina Blvd Banksia Beach, Bribie Island



### SPECIAL FEATURES

- 2 x Beautiful 3 Bedroom Units designed for function and style
- Master bedroom with ensuite with double vanity and walk in robe
- 2 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, 1 Telephone point
- 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 Windsor Range 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 and painted with Hardiplank Weatherboard cladding
- 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
- Bottled Gas – to cooktop & HWS
- Termite Protection
- Built to cyclone standard (W41 wind rating)
- 4 x split Fujitsu air-conditioning units**
- Each Unit incl Porch & Alfresco – 232sq.m
- Total Land – 986sq.m

Purchase Price	\$1,150,000
Less 10% deposit	\$ 115,000
Less 20% deposit	\$ 230,000
<b>Borrow – Principal &amp; Interest</b>	<b>\$ 805,000</b>

Standard Variable rate with Westpac Bank for a SMSF investment loan is 5.79% p.a. (P&I 30 years)

Contributions per week based on a gross annual income of \$175k at 9.5% superannuation contributions + \$8000 salary sacrifice	Tenant	\$ 920
	<b>Tax Refund</b>	<b>\$ 71</b>
	<b>Current Employer Super Contribution</b>	<b>\$ 474</b>
	<b>Net weekly Contribution</b>	<b>\$ 356</b>
	<b>Surplus</b>	<b>-\$ 117</b>

DISCLAIMER: The figures presented are estimated only and no representation is given in respect of any profit or gain to be projected.