

**CREATE WEALTH** with solid bricks & mortar

## Lot 48 Crest Street Stone Ridge Estate, Narangba



Image for illustration purposes only

### SPECIAL FEATURES

- Beautiful 4 Bedroom home designed for function and style
- Master bedroom with ensuite with double vanity and walk in robe
- 3 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
- Natural Gas – to cooktop & HWS
- Termite Protection
- Built to cyclone standard (W41 wind rating)
- **2 x split Fujitsu air-conditioning units**
- Home & Alfresco – 203.9sq.m; Land – 455sq.m

Purchase Price	\$529,000
Less 10% deposit	\$ 52,900
Less 20% deposit	<u>\$105,800</u>
<b>Borrow – Principal &amp; Interest</b>	<b>\$ 370,300</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 \$100k and 9.5% superannuation contributions.

Tenant	\$ 440
<b>Tax Refund</b>	<b>\$ 27</b>
<b>Current Employer Super Contribution</b>	<b>\$ 183</b>
<b>Net weekly Contribution</b>	<b>\$ 197</b>
<b>Surplus</b>	<b>\$ 14</b>

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