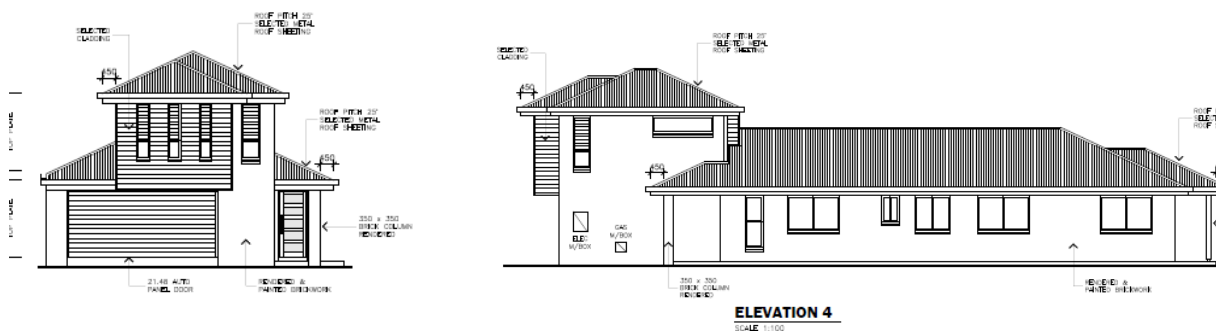


Lot 83 Crest St Stone Ridge Estate, Narangba



SPECIAL FEATURES

- 2 Story - 4 bedrooms, 2 car garage, 2 Living Rooms, 2 bathrooms
- Fully Rendered
- Fully fenced
- Fully turfed and landscaped -includes Palmetto turf and a 21 day Lawn care package
- Stone tops throughout, soft close drawers to kitchen, poly-tec to cabinetry
- Full Termite treatment to frame, trusses, slab & penetrations
- Driveway
- Ceiling fans (alfresco included)
- Air conditioners 1 x 5.2 & 1 x 2.6 KW Fujitsu to Master bedroom and living room
- Full floor coverings (tiles and carpet)
- Inclusion- Dishwasher, 900mm Oven/Gas cooktop, Glass canopy Range hood
- Fully insulated to roof
- Wall sarking to all walls
- Clothesline
- Letterbox
- LED lighting

Purchase Price	\$544,630
Less 10% deposit	\$ 54,463
Less 20% deposit	\$108,926
+ \$100,000 Super Contribution	<u>\$100,000</u>
Borrow – Principal & Interest	\$281,241

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 \$120k and 9.5% superannuation contributions.

Tenant	\$ 500
Tax Refund	\$ 37
Current Employer Super Contribution	\$ 351
Surplus	\$ -21

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