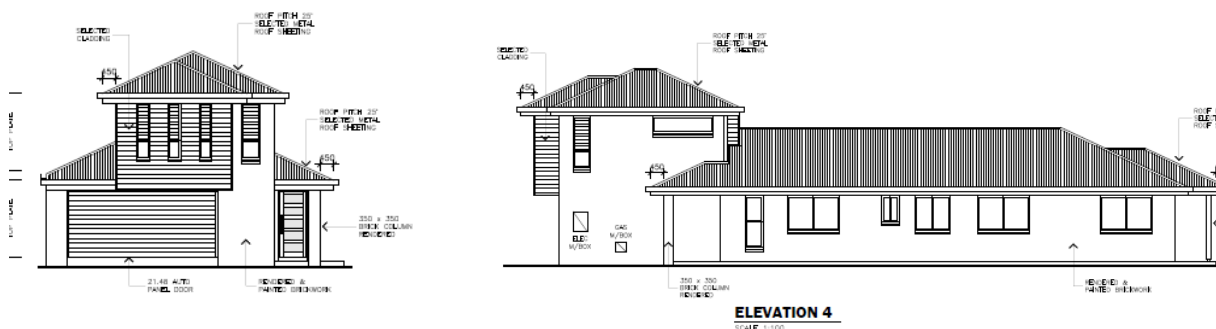


Lot 88 Crest St Stone Ridge Estate, Narangba



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
- Garden shed Site cannot accommodate
- 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 (10yrs) | \$ 281,241 |

Standard Variable rate with Westpac Bank for a SMSF investment loan is 5.79% p.a. (P&I 10 years)

Contributions per week based on a gross annual income of \$248k and 9.5% superannuation contributions.

| | |
|--|----------------|
| Tenant | \$ 500 |
| Tax Refund | \$ 37 |
| Current Employer Super Contribution | \$ 352 |
| Surplus | \$ -102 |

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