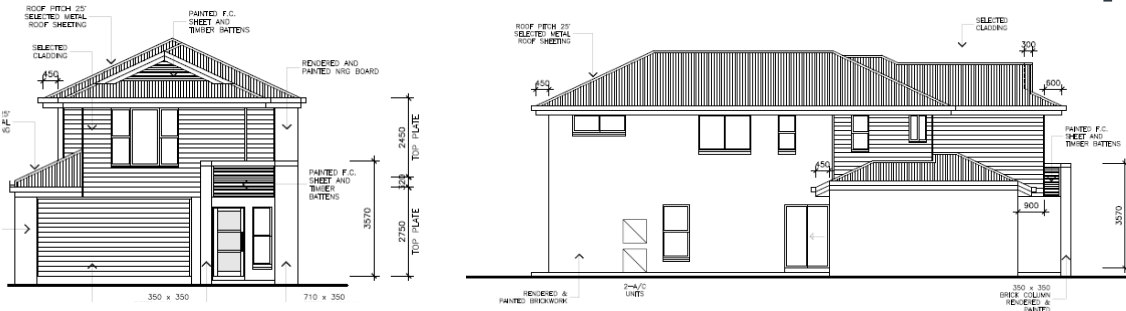


Lot 1749 Solo St Newport



SPECIAL FEATURES

- 2 Storey Beautiful 4-bedroom residence designed for function and style
- Master Bedroom with ensuite, double vanity and walk in robe
- 3 additional double bedrooms with built in sliding mirror door robes
- Centrally located Bathrooms 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, 900mm 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
- LED lighting to all internal down lights
- Front Entrance Door – Corinthian Windsor Range Door with Translucent Glass
- Ceiling fans (alfresco included)
- Air conditioners 1 x 5.2 & 1 x 2.6 KW Fujitsu to Master bedroom and living room
- Large double garage with remote doors
- Security screens to all windows and doors (Invisguard to front window & entry door)
- Fully rendered and painted with Hardiplank Weatherboard cladding
- Fully insulated Colorbond metal roofing
- Garden Shed
- Wall sarking to all walls
- Fully fenced
- Fully turfed and landscaped - includes Palmetto turf and a 21 day Lawn care package (landscaping includes driveway, path, garden & letterbox rendered with street number)
- Full Termite treatment to frame, trusses, slab & penetrations
- Clothesline
- Double or Single side gate entry where allowable
- Natural Gas – to cooktop & HWS
- Built to cyclone standard (W41 wind rating)

Purchase Price	\$621,950
Less \$2000 deposit	-\$ 2,000
Plus Legals Fees & Charges	\$ 25,000
Borrow – Principal & Interest (30yrs)	\$ 644,950

Terms	AT 39% (\$87-\$180K) TAX RATE NET CONTRIBUTION PW.	AT 47% (\$180K+) TAX RATE NET CONTRIBUTION PW.
Using Equity	Tenant \$585	Tenant \$585
Interest Rate @ 4.19% (Residential Investment P&I 30yrs)	Tax Refund \$161 Investor \$181	Tax Refund \$194 Investor \$148
10% deposit	Tenant \$585	Tenant \$585
Interest Rate @ 4.19% (Residential Investment P&I 30yrs)	Tax Refund \$123 Investor \$177	Tax Refund \$162 Investor \$ 84

ADDITIONAL TAX REFUND OF APPROX \$2,600 IN YEAR ONE