

## Lot 1917 Apollo St Newport



### SPECIAL FEATURES

- 2 Story - 4 bedrooms, 2 car garage, 3 Living Rooms, 2.5 bathrooms
- 2700 ceiling height lower floor – 2400 upper floor
- 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
- Letterbox
- Clothesline
- Ceiling fans (alfresco included)
- Air conditioners 1 x 5.2 & 1 x 2.6 KW Fujitsu to Master bedroom and living room
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- 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
- Double or Single side gate entry where allowable
- Natural Gas – to cooktop & HWS
- Built to cyclone standard (W41 wind rating)
- Large amount of storage area
- Full floor coverings (tiles and carpet)
- Inclusion- Dishwasher, 900mm Oven/Gas cooktop, Glass canopy Range hood
- Wall sarking to all walls

Purchase Price	\$639,400
Less deposit	\$351,670
<b>Borrow – Principal &amp; Interest</b>	
15 years	<b>\$287,730</b>

Contributions per week based on combined gross annual income of \$180k and 9.5% superannuation contributions.

Tenant	\$530
<b>Tax Refund</b>	<b>\$ 44</b>
<b>Super Contribution</b>	<b>\$329</b>
<b>Surplus</b>	<b>-\$148</b>

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