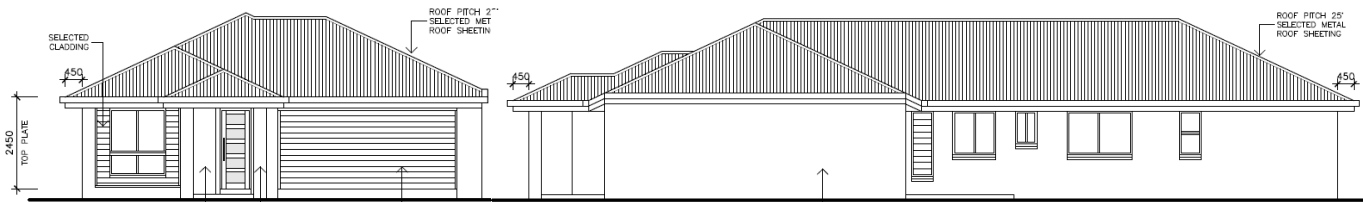


Lot 89 The Promenade Estate ROTHWELL



SPECIAL FEATURES

- Beautiful 4-bedroom residence designed for function and style
- Master Bedroom with ensuite, double vanity and walk in robe
- 2 additional double bedrooms with built in sliding mirror door robes
- Centrally located Bathrooms with shower, bath and separate toilet
- Blockout 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
- 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	\$	516,800
Less \$2k deposit	\$	- 2,000
Plus Legals fees charges	\$	18,920
Principal & Interest (30yrs)	\$	533,720

Terms	AT 39% (\$90-\$180K) TAX RATE NET CONTRIBUTION PW.	AT 47% (\$180K+) TAX RATE NET CONTRIBUTION PW.
\$2k deposit		
Interest Rate @ 3.99%	Tenant \$470	Tenant \$470
(Residential Investment P&I 30yrs)	Tax Refund \$ 138	Tax Refund \$ 166
	Investor \$164	Investor \$135

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