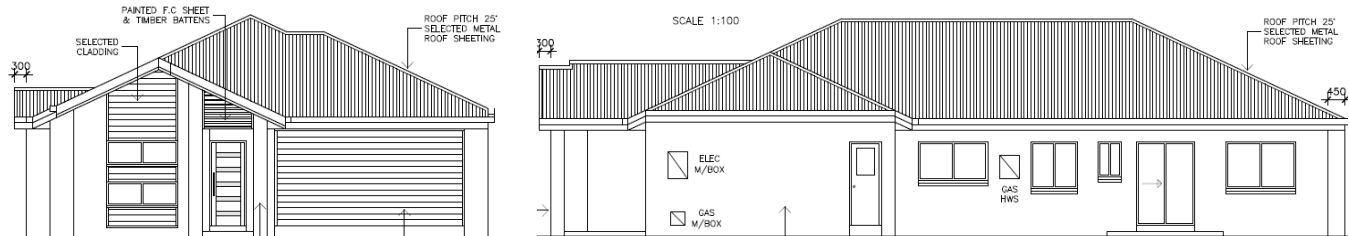


Lot 4923 Whitehaven NEWPORT



SPECIAL FEATURES

- 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
- 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 side gate entry**
- Natural Gas – to Cooktop & HWS
- Built to cyclone standard (W41 wind rating)

Purchase Price	\$	570,000
Less 45% deposit	\$	<u>-256,500</u>
Borrow – Principal & Interest (5.69%)	\$	313,500

Terms

Contribution per week based on a gross annual incomes of \$120k & \$90k at 9.5% superannuation contributions

OVER 20 YEARS

Tenant \$510
Tax Refund \$47
Investor-super \$384
Surplus \$187

OVER 25 YEARS

Tenant \$510
Tax Refund \$48
Investor-super \$384
Surplus \$240

(Residential Investment P&I 5.69%)