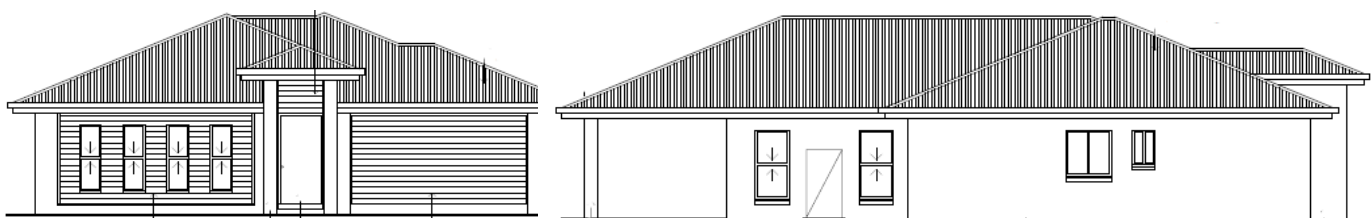


## Lot 235 Freshwater Drive PACIFIC HARBOUR



### 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
- Bathroom with shower, bath and separate toilet
- Light and open living and meals area that overlooks the beautiful under roof Alfresco area
- Designer gourmet kitchen with Stone bench top inc. stainless steel dishwasher, 900mm under mount rangehood, Electric cooktop and Wall mounted Electric oven
- Butlers Pantry
- 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 – Bradmans 2400H Coated Door *Translucent Glazed*
- Daikin - Fully Ducted Invertor with 6 Zones
- Large double garage with remote control door
- Fully rendered and painted
- Fully insulated
- 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
- Bottled Gas – to Cooktop & HWS
- Built to cyclone standard (W41 wind rating)
  - Ceiling fans (alfresco included)
  - Access to Pool, Gym, Spa, Tennis & steam room for 2 Adults & 2 Children

Purchase Price	\$	676,200
Less deposit	\$	- 2,000
Plus Legals, Fees & Charges	\$	<u>20,723</u>
<b>Borrow – Principal &amp; Interest (2.59%)</b>	<b>\$</b>	<b>694,923</b>

Terms	OVER 25 YEARS Per Week		OVER 30 YEARS Per Week	
	Contribution per week based on gross annual income of \$120k to \$180k	<b>Tenant</b>	<b>\$630</b>	<b>Tenant</b>
	<b>Tax Refund</b>	<b>\$71</b>	<b>Tax Refund</b>	<b>\$71</b>
	<b>Investor</b>	<b>\$263</b>	<b>Investor</b>	<b>\$177</b>

(Residential Investment P&I 2.59%)