

# Lot 1064 Nocturnal Promenade

## Stone Ridge, Narangba



Image for illustration purposes only

### SPECIAL FEATURES

- Beautiful 4 Bedroom home designed for function and style
- Master bedroom with ensuite and walk in robe
- 3 additional double bedrooms all with built in robes
- Central bathroom with shower, bath and separate toilet
- Light and open living and meals area that overlooks the beautiful Alfresco area
- Designer gourmet kitchen with island bench inc. Dishwasher, Gas Cooktop, Rangehood and Oven
- Separate internal laundry
- Split system air conditioning (1 x 5.2kw in Family Room, 1x 2.5Kw in Master Bedroom)
- 4 TV points, 3 Telephone points
- Fully tiled living & wet areas
- Carpeted bedrooms and robes
- Ceiling fans throughout
- 6 Star energy efficiency rating
- Large double garage with remote doors
- Security screens to all windows and doors (exc. entry door)
- 5,000 Lt Slimline Water tank with pressure pump
- Rendered & painted Façade with brick remainder
- Colorbond roof
- Fully turfed and landscaped inc. driveway, path, garden, fencing & letterbox (rendered with number)
- Clothesline
- Term Seal Termite Protection
- Home & alfresco – 175.2sqm; Land – 381 sqm

Purchase Price	\$ 417,300
Plus Legal's and Construction interest etc	\$ 26,000
Minus \$10K Grant & Deposit	<u>-\$ 12,000</u>
<b>Borrow</b>	<b>\$ 431,300</b>

National Bank Australia standard variable rate 7.31% p.a. Special Negotiated **Discounted Rate 6.51%**  
Loan application fee nil! (Usually \$600) Plus credit card that can be used at other banks for no fee. P&I Term 30 years.

**AN ADDITIONAL TAX  
REFUND OF APPROX  
\$3,500 IN YEAR ONE**

AT 39.5% (\$80-\$180K) TAX RATE  
NET CONTRIBUTION PW.

Tenant	\$ 360
<b>Tax Refund</b>	<b>\$ 224</b>
<b>Investor</b>	<b>\$ 197</b>