

Lot 25 Augusta Parade Fairway Chase, North Lakes



Image for illustration purposes only

SPECIAL FEATURES

- Stunning golf course views in the exclusive Fairway Chase precinct of North Lakes
- Executive style large two-story 4 Bedroom home designed for function, luxury and style
- The huge parents retreat at the front of the home on the 2nd floor includes a large living space, bedroom and walk in robe. The entire retreat/bedroom area is closed off from the rest of the floor and enjoys stunning views from the private balcony of the golf course opposite
- The beautifully appointed parents ensuite includes a large double shower, individual his and her basins and toilet
- 3 generous double bedrooms with built in robes surround the kids retreat/media room at the back of the home on the 2nd floor
- Central bathroom with shower, bath and separate toilet on the 2nd floor
- All bathrooms inc soft close toilet seats and Astra shower sets with flexible spiral hose & detachable hand piece
- Spacious light and open living and meals areas that overlook the beautiful Alfresco area
- Stackable glass sliders open up the living area to the alfresco creating a perfect indoor/outdoor space
- Beautifully appointed designer gourmet kitchen with island bench inc. Dishwasher, Gas Cooktop, Rangehood, Oven and walk in pantry
- Separate toilet/powder room on the ground floor
- Large separate laundry with access from the kitchen
- Abundant shelved storage throughout the home
- Ducted zoned air conditioning throughout
- Internal vacuum system with kitchen kick
- 6 TV Points and 3 Telephone points
- Fully tiled living & wet areas
- Carpeted bedrooms, robes and kids retreat/media room
- 9 Foot ceilings
- Ceiling fans throughout inc stainless steel in Alfresco
- 6 Star energy efficiency rating
- Expansive alfresco dining under main roof
- Large double garage with remote doors and ample built in storage
- Security screens to all windows and doors (exc. entry door)
- 5,000 lt Slimline Water tank with pressure pump
- Fully rendered and painted
- Tiled roof
- Fully turfed and landscaped inc. driveway, fencing & letterbox (rendered with number)
- Clothesline
- Termimesh Termite Protection
- Home & alfresco – 299.4 sqm; Land – 366 sqm

Purchase Price	\$ 621,859
Deposit	\$ Nil
Plus Legal's and Construction interest etc	\$ 33,000
Borrow	\$ 654,859

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.

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

Tenant	\$ 520
Tax Refund	\$ 347
Investor	\$ 266

AT 46.5% (\$180K+) TAX RATE
NET CONTRIBUTION PW.

Tenant	\$ 520
Tax Refund	\$ 408
Investor	\$ 205

AN ADDITIONAL TAX REFUND OF APPROX \$3,500 - \$4,200 IN YEAR ONE