

Lot 625 Hillsborough Circuit

Brightwater Estate, Mountain Creek

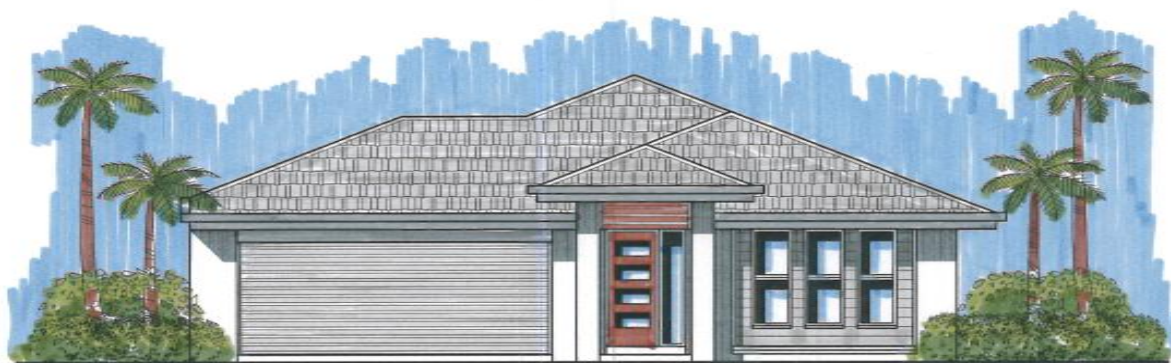


Image for illustration purposes only

SPECIAL FEATURES

- Beautiful 4 Bedroom home designed for function and style
- Master bedroom set at the front of the home with ensuite and walk in robe
- 3 Double bedrooms with built in robes, surrounding a separate kids retreat
- 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 caesarstone benchtops inc. Dishwasher, Gas Cooktop, Rangehood and Oven
- Separate media room
- Separate laundry with walk in linen cupboard
- Split system air conditioning (1 x 5.2kw in Family Room, 1x 2.6Kw in Master Bedroom)
- 6 TV points, 2 Telephone points
- Fully tiled living & wet areas
- Carpeted bedrooms, robes and media room
- Ceiling fans throughout with Stainless Steel to alfresco
- 6 Star energy efficiency rating
- Large double garage and remote doors
- Security screens to all windows and doors (exc. entry door)
- 5,000 Lt Slimline Water tank with pressure pump
- Fully rendered home with Colorbond roof
- Fully turfed and landscaped inc. driveway, path, garden, fencing & letterbox (rendered with number)
- Clothesline
- Garden Shed
- Termimesh Termite Protection
- Home & alfresco – 224.3 sqm; Land – 485 sqm

Purchase Price	\$ 534,950
Plus Legal's and Construction interest etc	\$ 30,000
Minus \$10K Grant & Deposit	-\$ 10,000
Borrow	\$ 554,950

National Bank Australia standard variable rate 7.22% p.a. Special Negotiated **Discounted Rate 6.42%**
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	\$ 460
Tax Refund	\$ 267
Investor	\$ 247