

Wide Bay Australia House  
PO Box 1788  
Emerald Qld 4720

*Steve Taylor & Partners Pty Ltd*

Property Developers & Consultants *Est 1976*  
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**Lot 290 Langham Crescent, North Lakes, Qld, 4504**

Sold in February 2010

Purchase Price: \$525,000  
Legals and Stamp Duty: \$29,000  
Less Deposit: Nil  
Borrow: **\$554,000**

**SPECIAL FEATURES:**

- 4 bedrooms – master with en-suite & walk-in robe
- Children's Rumpus/ Multipurpose room
- HUGE alfresco off main area
- 9ft Ceilings
- Internal vacuum system with Kitchen Kick
- 5,000 Litre Water tank with pressure pump
- Built to wind code factor W41
- 4 TV points
- 3 Telephone points
- 8 ceiling fans
- Air Conditioning
- Gourmet Kitchen, with Dishwasher
- Double lock-up garage with remotes
- Termimesh Protection

**Nil Deposit**

**Net Contribution:**

Tenant: \$450 per week  
Tax Refund: \$215 per week  
**Investor: \$156 per week**

In February 2010:  
At 39.5% (\$80,000-\$180,000) tax rate.  
Discounted standard variable rate for clients of Steve  
Taylor & Partners to 5.74%  
Loan application fee nil (usually \$600)  
**P&I term 30 years**

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WEALTH**  
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