

# 2 BEDROOM TOWNHOUSE TREASURE



## How much could my Monthly Loan Repayments be?



### 1/3 Belvedere Street, Warrnambool

Delightful spacious 2 bedroom townhouse located in a quiet little street in East Warrnambool. This gorgeous home offers an element of surprise with wonderful features and hidden treasures.

This distinguished little home offers an entry hall which leads into a great size lounge offering a gas log fire for those chilly nights and quality curtains and blinds for insulation.

Adjoining the lounge is a striking crisp white vinyl wrap kitchen with plenty of cupboards, complimented with marble look Caesar stone bench tops. There is also an electric oven and cooktop, dishwasher, and good size pantry. Behind an inconspicuous door you will find the laundry.

The kitchen flows into a spacious dining area which is well lit with plenty of light from two good size windows. This area has split system heating and cooling.

Beyond behind a closed door we enter a wing of 2 bedrooms with BIR's and a very good size main bathroom and separate toilet with basin.

The hidden treasure is a beautiful Alfresco which is located from the main living area, this stunning haven is complimented with wooden flooring and a paved path, undercover protection from the weather elements and led lighting for ambience.

The garden is extremely low maintenance and private. There is also a garden shed. Perfect for retirees, singles or small family.

<b>Purchase Price</b>	<b>\$ 335,000</b>
<b>Interest Rate</b>	<b>4.34%</b>
<b>Years of Loan</b>	<b>30</b>

Deposit	Loan Amount	Monthly Payment	Weekly Payment
0%	\$335,000	\$1,666	\$384
5%	\$318,250	\$1,582	\$365
10%	\$301,500	\$1,499	\$346
15%	\$284,750	\$1,416	\$327
20%	\$268,000	\$1,333	\$308
25%	\$251,250	\$1,249	\$288
30%	\$234,500	\$1,166	\$269
35%	\$217,750	\$1,083	\$250
40%	\$201,000	\$999	\$231
45%	\$184,250	\$916	\$211
50%	\$167,500	\$833	\$192

The information is provided as a guide to assist in understanding the mortgage payments with a property purchase or refinance. Other monthly/annual charges may apply but are not included above. No allowance has been made for the fees associated with the purchase of the property, such as Stamp Duty, Legal Fees, LMI etc.

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