

CUTEST LITTLE COTTAGE



This Property can be Yours from Only \$332 per Week*



11 Somers Road, Warrnambool

OMG, This is the cutest little property located in a sort after little street close to the CBD. The owner is relocating and is very sad to leave her beloved project behind.

This gorgeous sandstone cottage has a delightful floor plan with floor boards through out is offering a new crème vynal wrap kitchen with a stainless steel dishwasher and Chef's choice oven accompanied with walk in pantry. The pressed metal patterned tin serves as a splash back giving a French provincial sparkle.

There is a quaint size dining area which captures the morning sun which follows through to a cosy lounge area featuring a bay window and window seat filled with north facing sun. The lounge is heated with a gas heater.

Adjoining the lounge at the rear of the property is a passage way leading to two spacious bedrooms with built in robes, a main bathroom with bath, shower, toilet and vanity. There is also a linen cupboard in the hall way.

The yard is spacious with plenty of room with a one car remote control garage and there is potential to create a dreamy garden, patio area or construct a second garage. The home is a less than a five minute walk to Central Safeway shopping complex and is also close to the Botanical Gardens and many other amenities.

Purchase Price	\$ 286,900
Interest Rate	4.84%
Years of Loan	30

Deposit	Loan Amount	Monthly Payment	Weekly Payment
0%	\$286,900	\$1,512	\$349
5%	\$272,555	\$1,437	\$332
10%	\$258,210	\$1,361	\$314
15%	\$243,865	\$1,285	\$297
20%	\$229,520	\$1,210	\$279
25%	\$215,175	\$1,134	\$262
30%	\$200,830	\$1,059	\$244
35%	\$186,485	\$983	\$227
40%	\$172,140	\$907	\$209
45%	\$157,795	\$832	\$192
50%	\$143,450	\$756	\$174

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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*This document does not contain advice. The information contained in this document is of a general nature only and does not take into account your particular objectives, financial situation or needs. All figures shown are estimates only, calculated using the rate and term shown. Different amounts (of loan) and different terms will result in different comparison rates, and other fees or waivers may also affect the cost of the loan. To view a comparison rate schedule, contact your local Homeloans Accredited Mortgage Consultant. This information is not to be used or relied upon (nor substituted for) financial advice. No warranty is given in respect of this information and Homeloans, its associated companies, agents or employees will not be liable in any way with respect to decisions or actions taken by you having regard to this information. Maurice Graham is a credit representative (CR No. 422678) of Homeloans Ltd (Australian Credit Licence No. 247829).

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