

3 MIN WALK TO BEACH



How much could my Monthly Loan Repayments be?



11 Ward Street, Warrnambool

A delightful immaculate sun filled 3 bedroom home located within reach of the Beach and a 5 minute walk to the CBD.

This gorgeous property is crisp, fresh and well cared for. The front passage leads to a spacious formal lounge which features decorative cornice, gas heater and large windows capturing wonderful views and the morning sun.

Adjoining through a wide arch is well equipped kitchen with plenty of cupboards and a new clean white oven. This area then leads to a quaint laundry, separate toilet, study or sewing nook and landing which steps up into a 2nd living area which has great size windows capturing the afternoon sun.

To the other side of the front passage is the spacious master bedroom with BIR. Opposite, is the family bathroom with bath and shower. Further along there are 2 connecting good size bedrooms with plenty of BIR's.

The yard is just right with a storage sheds or play house and there is a single garage with a new roof.

The property is a 3 minute walk to the beach, a 3 minute walk to W'bool East Primary School and milkbar and a 5 minute walk to the CBD.

Purchase Price	\$ 290,000
Interest Rate	3.99%
Years of Loan	30

Deposit	Loan Amount	Monthly Payment	Weekly Payment
0%	\$290,000	\$1,383	\$319
5%	\$275,500	\$1,314	\$303
10%	\$261,000	\$1,245	\$287
15%	\$246,500	\$1,175	\$271
20%	\$232,000	\$1,106	\$255
25%	\$217,500	\$1,037	\$239
30%	\$203,000	\$968	\$223
35%	\$188,500	\$899	\$207
40%	\$174,000	\$830	\$191
45%	\$159,500	\$761	\$176
50%	\$145,000	\$691	\$160

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.

Lisa Fitzgerald 0437 323 410

 Lisa Fitzgerald Real Estate

Maurice Graham
0429 218 570

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