

# AMAZING VALUE



## How much could my Monthly Loan Repayments be?



### 14 William street, Warrnambool

This 3 bedroom home is truly amazing value, perfect for first home buyers, retirees or just a great family home.

The exterior of the property is actually a type of hardiplank which has a life time guarantee which means no painting or replacing rotting boards. The home is in great condition and offers 3 bedrooms with BIR's. The master bedroom has ensuite with shower vanity and toilet.

The two living area's are well separated with the formal lounge capturing morning and afternoon sun through several windows. The kitchen has plenty of cupboards, a dishwasher, electric oven and gas hot plates. The 2nd living area is a good size and has plenty of windows for light and polished floor boards.

The bathroom/laundry is roomy and has a linen cupboard and separate toilet.

The yard is large and well fenced with rear access into a single garage. The home is located close to schools, kindergarten, BP service station and is a 5 minute drive to the CBD.

Purchase Price	\$ 255,000
Interest Rate	4.09%
Years of Loan	30

Deposit	Loan Amount	Monthly Payment	Weekly Payment
0%	\$255,000	\$1,231	\$284
5%	\$242,250	\$1,169	\$270
10%	\$229,500	\$1,108	\$256
15%	\$216,750	\$1,046	\$241
20%	\$204,000	\$985	\$227
25%	\$191,250	\$923	\$213
30%	\$178,500	\$861	\$199
35%	\$165,750	\$800	\$185
40%	\$153,000	\$738	\$170
45%	\$140,250	\$677	\$156
50%	\$127,500	\$615	\$142

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

**Homeloans**  


\*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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