

SPACIOUS & APPEALING



How much could my Monthly Loan Repayments be?



17 Carolyn Crescent, Warrnambool

A spacious very appealing 3 to 4 bedroom home with a 3 car garage located in a quiet location close to kindra, schools park land and fantastic mini mart.

This very appealing family home has something for everyone. The main living area is very spacious capturing the morning sun through plenty of windows. Adjoining is a good size kitchen with plenty of cupboards, bench tops and a great size panty. The kitchen is adjoined to a lovely dining area with sliding doors leading out to a delightful private court yard.

The home offers 3 to 4 bedrooms, with the main bedroom offering ensuite and WIR. The other 2 bedrooms with BIR's are located at one end of the house close to the main bathroom which is quite roomy accompanied with good size towel cupboard perfect for those not wanting to go on a nudie run!

The fourth bedroom or study is located near the front entrance which could be used ideally as a study. The home has hydronic heating which is a clean pleasant way to heat up the home.

The yard is large with lots of little garden area's. There are two little fish ponds which could be bought back to life to delight the children.

The garage is large with room for 3 cars. There is also a toilet and shower room incorporated.

The home is in great location close to Kindergartens, primary & private schools, secondary schools, parkland and fantastic mini mart.

Purchase Price	\$ 329,000
Interest Rate	4.29%
Years of Loan	30

Deposit	Loan Amount	Monthly Payment	Weekly Payment
0%	\$329,000	\$1,626	\$375
5%	\$312,550	\$1,545	\$357
10%	\$296,100	\$1,464	\$338
15%	\$279,650	\$1,382	\$319
20%	\$263,200	\$1,301	\$300
25%	\$246,750	\$1,220	\$281
30%	\$230,300	\$1,138	\$263
35%	\$213,850	\$1,057	\$244
40%	\$197,400	\$976	\$225
45%	\$180,950	\$894	\$206
50%	\$164,500	\$813	\$188

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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