

# A WHOLE LOT OF HOUSE



**This Property can be  
Yours from Only  
\$272 per Week\***



## 18 Ziegler Parade, Allansford

This is a whole lot of house with great potential to be a great family home. The owners are downsizing and hope a buyer will come along with a vision for transforming this home into a stamp of their own. The property has some great features including 3 split systems, near new dishwasher and stove.

The property has 3 bedrooms, the good size main offering a full wall of BIR's, up the passage is the second bedroom and main bathroom with bath and shower facilities. The 3rd bedroom is at the rear of the house for the teenager maybe wanting to escape Mum & Dad!

There are 3 living areas; the first, at the front the house which is a formal lounge which has an angled feature wall with fire surround. This room has sliding doors out onto a lovely new veranda. The formal lounge is divided with glass sliding doors which flows into another living/dining area which also has an angled feature wall which holds a gas heater and fire surround. This room is spacious and connects into a cosy kitchen which is home to a fairly new stove and dishwasher. The third living area is at the rear of the house up a flight of steps which would make a great rumpus or 4th bedroom. This room has great country views and gives a feeling of peacefulness.

The laundry is located at the rear of the property and also has an extra shower and loo for convenience. The property has a 3 car garage with work shop and a good size back yard.

The home is located very close to Allansford primary school with milk bar, hotel, hairdressers, Laundromat and Pearsons Nursery down the road.

|                |            |
|----------------|------------|
| Purchase Price | \$ 235,000 |
| Interest Rate  | 4.84%      |
| Years of Loan  | 30         |

| Deposit | Loan Amount | Monthly Payment | Weekly Payment |
|---------|-------------|-----------------|----------------|
| 0%      | \$235,000   | \$1,239         | \$286          |
| 5%      | \$223,250   | \$1,177         | \$272          |
| 10%     | \$211,500   | \$1,115         | \$257          |
| 15%     | \$199,750   | \$1,053         | \$243          |
| 20%     | \$188,000   | \$991           | \$229          |
| 25%     | \$176,250   | \$929           | \$214          |
| 30%     | \$164,500   | \$867           | \$200          |
| 35%     | \$152,750   | \$805           | \$186          |
| 40%     | \$141,000   | \$743           | \$172          |
| 45%     | \$129,250   | \$681           | \$157          |
| 50%     | \$117,500   | \$619           | \$143          |

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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