

# LARGE FAMILY HOME



## How much could my Monthly Loan Repayments be?



### 2/5 Mambery Way , Warrnambool

This is an amazing family home located in a prestigious estate close to the river, park land and schools.

This four bedroom home offers spacious living with 2 separate areas perfect for mum & dad and the kids. The entry hall separates the master bedroom with ensuite and WIR from the main living area. Beside the master bedroom is a great size study with a wall of shelving and inbuilt desk. This room could easily be converted to a 5th bedroom or nursery.

Double glass doors lead from the entry into a large living area connecting a formal dining area. This area captures morning and afternoon sun from large floor to ceiling windows and is heated with a gas furnace and split system.

Another set of bi-fold doors lead from the main living into an open plan kitchen, 2nd living area and breaky nook. The kitchen is large with new splash back, plenty of cupboards & drawers, dishwasher, and large stainless steel oven. The breaky has sliding doors leading out to a morning coffee spot. Connecting is a beautiful relaxing 2nd living area which is heated with a gas furnace.

Beyond are a wing of 3 bedrooms with BIRs and a large main bathroom.

The laundry is large with plenty of linen cupboards.

The rear yard is large with plenty of space to run around in. There is double garage close to the front door for convenience.

Inspection will definitely impress.

Purchase Price	\$ 349,000
Interest Rate	3.84%
Years of Loan	30

Deposit	Loan Amount	Monthly Payment	Weekly Payment
0%	\$349,000	\$1,634	\$377
5%	\$331,550	\$1,552	\$358
10%	\$314,100	\$1,471	\$339
15%	\$296,650	\$1,389	\$321
20%	\$279,200	\$1,307	\$302
25%	\$261,750	\$1,226	\$283
30%	\$244,300	\$1,144	\$264
35%	\$226,850	\$1,062	\$245
40%	\$209,400	\$980	\$226
45%	\$191,950	\$899	\$207
50%	\$174,500	\$817	\$189

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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