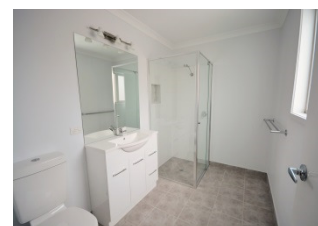
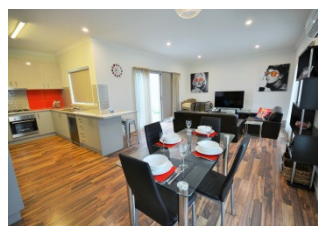


DROP DEAD GORGEOUS



How much could my Monthly Loan Repayments be?



2 Napier Place, Warrnambool

I really am amazed with the quality and space of this optional 2 to 3 bedroom townhouse. Located in a safe spot with a great little necessary shopping complex across the road.

This two storey townhouse is extremely low maintenance, and covers all types of buyers. The first floor has a spacious entry, access to the remote control garage on your left, a powder room on your right and plenty of storage under the stairs. The roomy entry hallway also leads to a spacious open plan kitchen, dining and lounge area.

The galley style kitchen is modern and high spec with plenty of 2pak high gloss cupboards and draws. Features include a stainless steel electric oven and gas hot plates, dishwasher and soft grey high gloss bench tops. There is a door that leads off the kitchen to the laundry which has access through a glass door out to the close line.

The open plan dining lounge is complimented with warm floating floorboards, Holland blinds and sheers for privacy with a split system heating and cooling for temperature control. There is access from the lounge through double glass doors to a paved court yard with a very low maintenance garden.

The second floor houses optional 2 to 3 bedrooms with BIR's, main bathroom and separate toilet. The master bedroom has a good size ensuite decked out with delightful modern features. The 3rd bedroom could easily become a 2nd living area or study. This room does not have BIR's.

The property is located close to schools, kindergarten, parks, fitness centre and fantastic mini mart.

There is no doubt an inspection will delight this extremely well priced residence.

Purchase Price	\$ 290,000
Interest Rate	4.13%
Years of Loan	30

Deposit	Loan Amount	Monthly Payment	Weekly Payment
0%	\$290,000	\$1,406	\$325
5%	\$275,500	\$1,336	\$308
10%	\$261,000	\$1,266	\$292
15%	\$246,500	\$1,195	\$276
20%	\$232,000	\$1,125	\$260
25%	\$217,500	\$1,055	\$243
30%	\$203,000	\$984	\$227
35%	\$188,500	\$914	\$211
40%	\$174,000	\$844	\$195
45%	\$159,500	\$773	\$178
50%	\$145,000	\$703	\$162

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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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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