

AMAZING QUALITY



How much could my Monthly Loan Repayments be?



31 Mountain Ash Drive, Warrnambool

This quality home definitely has the wow factor. Through the front door we are greeted by a large living area with quality Berber carpet and free standing heat charm wood heater which adds to the comfort and warmth of the room. To the front of the home through double doors is a beautiful formal living room which captures the northern sun and is heated with a gas heater. This room is decorated with quality curtains, ceiling rose and quality Berber carpet also.

To the rear of the property there is a great size dining area which greets the morning sun. Adjoined is a gorgeous black wood kitchen with granite overlay bench tops, two round stainless steel sinks, near new stainless steel oven, brand new dishwasher, some surprise cupboard inventions and the biggest pantry ever.....it's amazing. Close by is an enormous laundry with plenty of cupboards and bench space.

Back through the main living area through an archway we are introduced to 2 good size bedrooms with a wall of BIR's and quality curtains. There is a stunning bathroom and separate toilet and plenty of linen cupboards either side of the archway. There is an abundance of storage in this home.

Back to the main living we find every child's dream.....a stair case, the best form of hidden exercise and great for the pins. At the top we find the master suite with ensuite and a wall of WIR's. There is a second bedroom which has access out onto a balcony which overlooks a park. Located between the two bedrooms is a magnificent built in black wood book case and cupboards.

Outside...there is a great size alfresco area very well protected from any sort of weather element. This area is just glorious, the exterior walls are double brick which is a great sound and weather barrier. The outside area has plenty of lighting and security lighting. The garage is a triple size with double door remote control entry. There is plenty of lighting, and a toilet and wash basin. Even the close line area is delightful to visit...believe it or not!

The home is located in a great area, close to kinder, primary schools, secondary school and fantastic mini mart complex. There are some great walking spots also.

Purchase Price	\$ 399,000
Interest Rate	4.19%
Years of Loan	30

Deposit	Loan Amount	Monthly Payment	Weekly Payment
0%	\$399,000	\$1,949	\$450
5%	\$379,050	\$1,851	\$427
10%	\$359,100	\$1,754	\$405
15%	\$339,150	\$1,657	\$382
20%	\$319,200	\$1,559	\$360
25%	\$299,250	\$1,462	\$337
30%	\$279,300	\$1,364	\$315
35%	\$259,350	\$1,267	\$292
40%	\$239,400	\$1,169	\$270
45%	\$219,450	\$1,072	\$247
50%	\$199,500	\$974	\$225

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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