

A STUNNING SURPRISE



How much could my Monthly Loan Repayments be?



35 Irvings Lane, Koroit

This stunningly elegant home with an element of surprise will certainly impress. Offering a fresh mix of French provincial and contemporary style with plenty of light and spacious living.

The facade is deceiving and gives the disguise of being smaller than it actually is, but behind the front door is much larger wow. The property features a beautiful good size formal living room complimented with white plantation shutters, gas log fire and split system heating and cooling. The room flows into a crisp white kitchen with granite look benchtops and captivating flooring. Double doors lead into a second living area which could be converted to a 3rd bedroom but is currently set up as a studio which is very light and airy with plenty of windows.

Two bedrooms, the main offering WIR, the 2nd bedroom BIR's are located either end of the house with connecting bathrooms. They have been cleverly set up for privacy for visitors. This breath taking unique central hub offers a bath room, a shower room and powder room.

There is plenty of storage and the European laundry is a hidden surprise.

The outside entertaining area is located through French glass doors off the kitchen as well as the studio, this area is very sheltered and includes a good size fresh water tank. The hot water service runs off solar power with back up power.

The block is a good size with low maintenance garden. There is an extra-large single garage with great height and a drive through roller door.

Home is located in a quiet road on the outskirts of Koroit, located close to the main shopping centre, local school and bus stops.

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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