

# HEAVENLY BLISS ON 1.25 ACRE



## How much could my Monthly Loan Repayments be?



### 38 Lowery Road, Crossley

Located in a beautiful part of the world you will find a stunning immaculate 3 to 4 bedroom home nestled in garden harmony. Set on 1.25 of acreage this will appeal to the senses of every family member.

The home is undoubtedly cherished offering spacious living with formal dining and lounge area which have lovely views of the garden. The kitchen separates the two living areas and is crisp with stylish tiles, modern conveniences, new dishwasher and great size pantry. The family room has sliding doors out onto a dreamy breakfast alfresco spot which also leads out to a divine sheltered paved cup of tea area.

The property has 3 to 4 bedrooms. The master bedroom has a BIR and calming ensuite. The other 3 bedrooms also have BIR's except the fourth which is currently set up as a dining nook which could easily be converted to a study or 4<sup>th</sup> bedroom. Close by is the main bathroom, laundry and separate toilet.

The garden is just simply amazing, there are several secluded surprise spots which could be used for lots of different ideas. In one area there is a fruit orchard with a variety of trees such as ornamental pear and nectarines. There is a great spot for a vegetable garden which is fenced with raised beds. The garden has in ground sprinklers which are operated with bore water.

There is plenty of shedding offering 4 car garaging. The property is a 5 minute drive to Koroit and is absolutely divine.

Purchase Price	\$ 455,000
Interest Rate	4.09%
Years of Loan	30

Deposit	Loan Amount	Monthly Payment	Weekly Payment
0%	\$455,000	\$2,196	\$507
5%	\$432,250	\$2,086	\$481
10%	\$409,500	\$1,976	\$456
15%	\$386,750	\$1,867	\$431
20%	\$364,000	\$1,757	\$405
25%	\$341,250	\$1,647	\$380
30%	\$318,500	\$1,537	\$355
35%	\$295,750	\$1,427	\$329
40%	\$273,000	\$1,318	\$304
45%	\$250,250	\$1,208	\$279
50%	\$227,500	\$1,098	\$253

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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