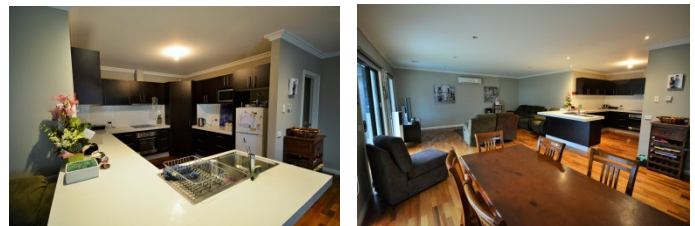


QUALITY BUILT HOME



How much could my Monthly Loan Repayments be?



39 Huntingfield Drive, Warrnambool

A beautiful very spacious quality built home with extra large double garage located in a fairly new area close to Hopkins Point River and Shopping Centre East of Warrnambool.

This beautiful residence is a wonderful surprise, with a fantastic floor plan. The entry is large with floating floor and plenty of room for furniture pieces such as a stylish side board, or coat stand. To the left there are two doors, one leading to an extra large garage, the other to a great size laundry with plenty of laminated dark brown woodgrain cupboards and a glass door to let in plenty of light.

From the entry we venture into a very large dining and living area which ties in the warm honey coloured floating flooring from the entry through to the kitchen. This room is enormous with stylish arc trave, perfect for large get togethers combining a great size sleek look kitchen complimented with dark brown wood grain laminated draws and abundance of draws. There is a large pantry, stainless steel cook top and oven and dishwasher. The splash back sparkles in clean look crisp white tiles.

Through a door off the dining/living is an array of extremely generous size bedrooms. Two of which have quality Roman Blinds and BIR's. The main bedroom is huge and relaxing with large windows facing East to capture the morning sun. There is a good size WIR and gorgeous ensuite. The main bathroom is close to the two bedrooms and there is a separate toilet with wash basin.

The yard is divided into two area's the main area is accessed through a sliding door from the main living area. The part is private with undercover protection. There is built up pebbled garden and access through a roller door to the garage. The garage is bigger than normal with plenty of room for larger vehicles and workshop.

There is another garden area which all the bedrooms look out onto which captures lovely morning sun to get you up and get you to work in time.

The property is close to the Hopkins River, Flying Horse Inn, McDonalds, Bp mini mart and shopping centre.

Purchase Price	\$ 359,000
Interest Rate	4.29%
Years of Loan	30

Deposit	Loan Amount	Monthly Payment	Weekly Payment
0%	\$359,000	\$1,774	\$409
5%	\$341,050	\$1,686	\$389
10%	\$323,100	\$1,597	\$369
15%	\$305,150	\$1,508	\$348
20%	\$287,200	\$1,420	\$328
25%	\$269,250	\$1,331	\$307
30%	\$251,300	\$1,242	\$287
35%	\$233,350	\$1,153	\$266
40%	\$215,400	\$1,065	\$246
45%	\$197,450	\$976	\$225
50%	\$179,500	\$887	\$205

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.

Lisa Fitzgerald 0437 323 410

Lisa Fitzgerald Real Estate

Maurice Graham
0429 218 570

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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