

# WHY BUILD, ITS HERE!



## How much could my Monthly Loan Repayments be?



### 5 Walkers Lane, Koroit

This beautifully designed newly built 36 square home offers serenity, grandeur and space and is perfectly situated on an 1/1/4 capturing country views.

This very spacious property with quality fittings offers 4 bedrooms with study, 3 large living areas, 2 bathrooms, kitchen, dining, butler's pantry, alfresco and double garage.

The home features large entry with timber flooring, offering 2 living area's either side, one with sliding doors for privacy perfect as a cinema room. The entry flows directly into another open plan living, dining and kitchen area with access out onto an alfresco through glass sliding doors.

The great size kitchen is beautifully decked out with Caesar stone bench tops, large stainless steel oven, plenty two tone cupboards and pot drawers and butler's pantry. Connecting a good size dining and living area.

At the centre of the home a hallway leads to a very spacious master bedroom with connecting study which would be a perfect nursery, studio or retreat. The ensuite is very generous with double basins double shower space and separate toilet. The WIR is very spacious also.

The other end of the house is home to 3 bedrooms, the main bathroom a great size laundry and access to a double garage.

The property has 2 hot water systems, one electric and the other gas. There are 2 large fresh water tanks.

The home is nestled on a hillside in Koroit with beautiful country views. Close to shopping, café's, restaurants and schools.

Purchase Price	\$ 499,000
Interest Rate	3.79%
Years of Loan	30

Deposit	Loan Amount	Monthly Payment	Weekly Payment
0%	\$499,000	\$2,322	\$536
5%	\$474,050	\$2,206	\$509
10%	\$449,100	\$2,090	\$482
15%	\$424,150	\$1,974	\$456
20%	\$399,200	\$1,858	\$429
25%	\$374,250	\$1,742	\$402
30%	\$349,300	\$1,626	\$375
35%	\$324,350	\$1,509	\$348
40%	\$299,400	\$1,393	\$322
45%	\$274,450	\$1,277	\$295
50%	\$249,500	\$1,161	\$268

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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