

SUN FILLED FAMILY HOME



How much could my Monthly Loan Repayments be?



6 Angela Court, Warrnambool

Introducing a wonderful sun filled elevated freshly painted 3 bedroom home. Comprising of spacious living, fantastic outdoor entertaining area and plenty of storage.

This home offers an intriguing well thought floor plan. From the front door we are greeted with an entry hall which lends itself to the left into an L shaped formal lounge and dining area with beautiful warm golden brown flooring complimented with periwinkle blue feature walls, a great colour combination.

Two steps up from the formal dining adjoining we enter a great size contemporary kitchen with pantry and plenty of cupboards. The kitchen has a high bench surround to hide any hint of a kitchen cook up! The kitchen is the centre hub of the house which incorporates a very spacious sunny living area. The walls are freshly painted in a contemporary soft grey, new curtains and the flooring is tiled immaculately in a soft terracotta cream. Again a great colour combination. This area has split system heating and cooling and the house is centrally heated also.

Just off the family area is a hall way separating two bedrooms, one with a WIR and the other a BIR. Adjoining in the middle is the main bathroom, and laundry which also has been freshly painted.

From the kitchen we enter back to another little hallway with a recessed feature mirror wall and linen storage. This hallway leads us to the main bedroom with good size ensuite and WIR, which is located off the entry at the front of the house. Both bathrooms have new tastics!

At the rear of the house there is a staircase which all kids love, leading down to a double garage and fantastic under house storage. Outside there is an fantastic outdoor entertaining area which has lighting and power. The garden is very low maintenance and private.

The home is located in a lovely quiet court very close to kinder, primary schools, secondary schools parkland and BP mini mart.

Purchase Price	\$ 335,000
Interest Rate	4.29%
Years of Loan	30

Deposit	Loan Amount	Monthly Payment	Weekly Payment
0%	\$335,000	\$1,656	\$382
5%	\$318,250	\$1,573	\$363
10%	\$301,500	\$1,490	\$344
15%	\$284,750	\$1,407	\$325
20%	\$268,000	\$1,325	\$306
25%	\$251,250	\$1,242	\$287
30%	\$234,500	\$1,159	\$267
35%	\$217,750	\$1,076	\$248
40%	\$201,000	\$994	\$229
45%	\$184,250	\$911	\$210
50%	\$167,500	\$828	\$191

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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