



CARLISLE
HOMES

DISPLAY FOR SALE



REGENT 33

\$750,000

2, LOT 130 ROSENTHAL BLVD

Rosenthal Estate, Sunbury

Lot Size: 581 m²

KEY FEATURES

- 4 bedrooms
- 2 bathrooms plus powder
- Study
- 4 Living areas
- Double garage
- Landscaped gardens with timed irrigation to garden beds
- Exposed aggregate driveway and paths
- Feature pendant lights and downlights throughout
- Televisions in locations on display
- Built in joinery in location on display
- Zoned alarm system
- Refrigerated cooling
- Luxury window furnishings
- Extra heavy duty carpet with premium underlay
- Tiled splashback to kitchen
- Caesarstone benchtops
- Quality paving to alfresco and porch
- Fireplace to lounge

**FOR MORE INFORMATION CONTACT
GABRIEL CHONG 0439 977 862**



GREAT RETURNS

Loan amount	\$600,000
Loan repayments	\$597p/w
Lease income	\$865 (6.0% leaseback)
Surplus per year	\$13,936*

*Surplus per year calculated on the basis of a loan amount of 80% of the purchase price with an investor interest rate of 5.17% p.a. Comparison rate 5.17%. The variable rate is effective as at 25th November 2015 and is subject to change without notice. Repayments do not include government charges or purchasing costs. Third party lender fees, terms and eligibility criteria apply. Lease income is 6.0%pa of the purchase price. This information is general information only and is not to be relied upon as advice, we recommend seeking your own financial advice. Price excludes furniture and decor items. Please speak to your Sales Consultant for a full list of inclusions. Pricing is correct as of 17th February 2016. Carlisle Homes reserves the right to accept or decline any offer, and/or alter pricing without notice. Reproduction in any form, either in whole or in part is strictly forbidden. © Carlisle Homes Pty Ltd 2016

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