



**CARLISLE**  
HOMES

# DISPLAY FOR SALE



## COTTESLOE 36

## \$850,000

### LOT 109, 13 NEWBRIDGE BLVD

Highgrove Estate, Clyde North

Lot Size: 448 m<sup>2</sup>

#### KEY FEATURES

- 4 Bedrooms
- 2 Bathrooms
- 3 Living area
- Theatre with projector & screen
- Study
- Balcony to master
- Double garage
- Landscaped gardens with timed irrigation to garden beds
- Exposed aggregate driveway and paths
- Feature pendant lights and down lights 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
- Quality oversized tiles
- Feature tile splashback to kitchen
- Caesarstone® benchtops
- Quality paving to alfresco and porch
- Feature pergola with outdoor fireplace
- Fireplace to lounge

**FOR MORE INFORMATION CONTACT  
JINGJING LI 0430 081 918**

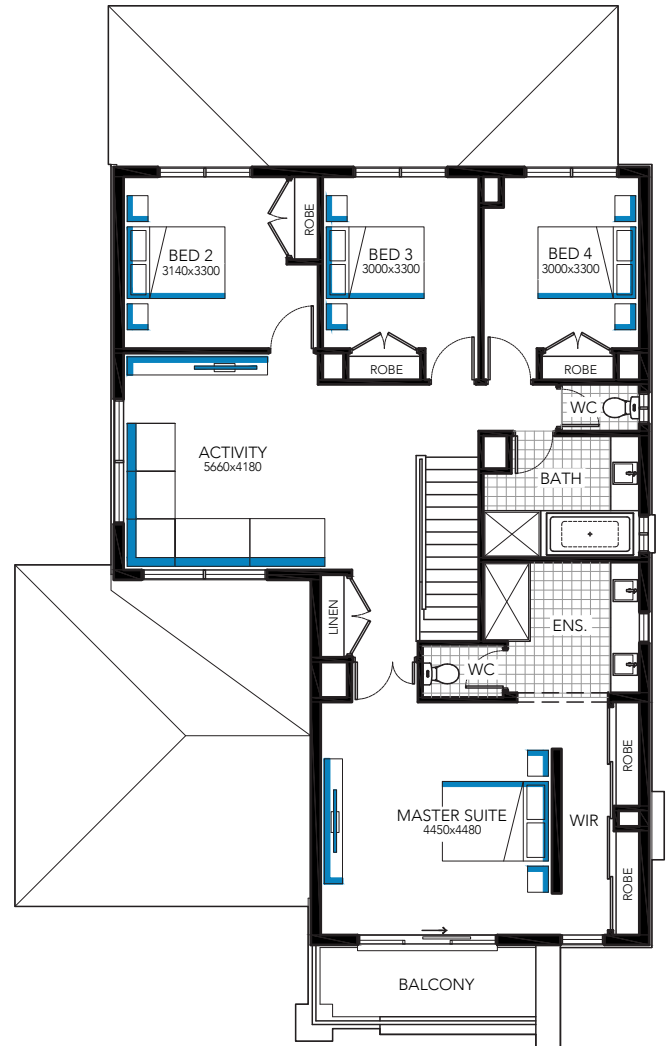
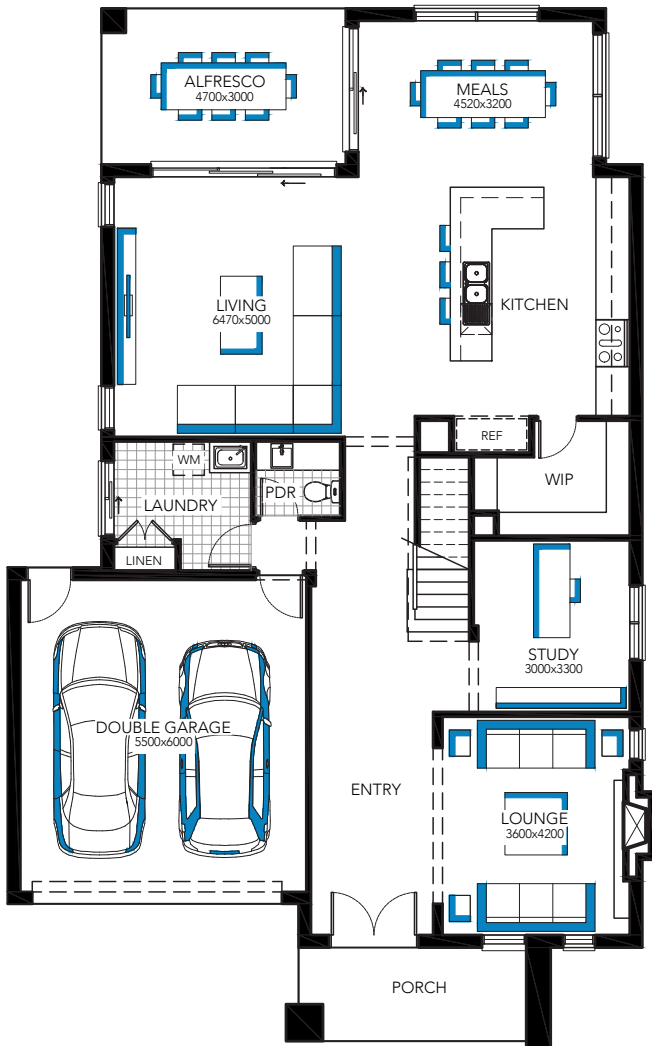


#### GREAT RETURNS

Loan amount	\$680,000
Loan repayments	\$677 p/w
Lease income	\$980 (6.0% leaseback)
<b>Surplus per year</b>	<b>\$15,756*</b>

\*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 4th July 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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