

Frequently Asked Questions

65 Tamarind Avenue, Bogangar

REASON FOR SELLING	Relocating
TOTAL AREA	613m2
YEAR BUILT	1985
DATE OF PURCHASE	September 2017
OWNER OCCUPIED/TENANTED	Owner occupied
COOKTOP	Electric
SOLAR ENERGY	Total - 13kW (2x 6.5kW systems)
HOT WATER SYSTEM	Electric in garage
AIR CONDITIONING	2x split systems; 1x in upstairs living area and 1x in downstairs living area
POOL	Saltwater
FRIDGE CAVITY MEASUREMENTS	91cm W x 183cm H x 58cm D
ZONING	Medium Density Residential
COUNCIL RATES	\$3.950 per annum or \$75.96 per week approximately
BUILDING AND PEST AVAILABLE	Yes
EASEMENTS	Refer to contract for any easements
SCHOOL CATCHMENT	Bogangar Public School - 1.49km Pottsville Beach Public School -5.48km Kingscliff High School - 6.9km
RENTAL ESTIMATE	\$1,150 to \$1,250 per week
INCLUSIONS	Pool equipment, outdoor BBQ area, fans, blinds, plantation shutters, integrated fisher and paykel dishwasher
WORKS COMPLETED	<ul style="list-style-type: none">• New timber flooring throughout all of upstairs• Full kitchen renovation• New interior paint
FEATURES	<ul style="list-style-type: none">• Carport suitable for a boat or caravan• Double automatic garage• DA approval for a granny flat in the rear garden• Multiple living areas• 20-minute walk to Cabarita Headland• 1km to Cabarita shops; Woolworths, bakery, coffee shops, etc

Whilst all details in this information sheet have been carefully prepared and are believed to be correct, no warranty can be given either expressly or implied by the vendors or their agents. Intending users must rely on their own enquiries. * Rental estimate is prepared on comparable rental data. We reserve the right to review this figure.