

# Frequently Asked Questions

## 4/22 Pearl Street, Tweed Heads

REASON FOR SELLING	Estate Sale - subject to probate, which may take 3-6 months.
TOTAL AREA	121 sqm
YEAR BUILT	1986
UNITS IN COMPLEX	8
DATE OF PURCHASE	2001
OWNER OCCUPIED/TENANTED	Owner Occupied
KITCHEN	Westinghouse electric cooktop & Coronet oven
HOT WATER SYSTEM	Electric Vulcan 135L
HOT WATER LOCATION	Located in rear courtyard
AIR CONDITIONING	Reverse cycle in living/dining area
INTERNET	NBN ready
COUNCIL RATES	\$618.60 per quarter
BODY CORPORATE RATES	\$940 per quarter or \$72.31 per week
SINKING FUND BALANCE	\$29,685.96 as of 31/08/2024
RENTAL ESTIMATE	\$550 - \$600 per week
PET FRIENDLY	Yes, subject to body corporate approval
SCHOOL CATCHMENT	Tweed Heads Public School 0.6 km away Tweed River High School 2.3 km away St Joseph's Primary School 0.4 km away
INCLUSIONS	Electric stair lift
OTHER FEATURES	Single electric garage with internal access Security screens and doors throughout Outdoor clothesline Separate toilet Private large courtyard Built in robes Blinds Main bedroom features balcony access

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.