

# Frequently Asked Questions

REASON FOR SELLING	Selling investment
TOTAL AREA	109 sqm
YEAR BUILT	Approx 1981
UNITS IN COMPLEX	12
STRATA PLAN	Lot 7 Strata Plan 16694
DATE OF PURCHASE	May 2023
OWNER OCCUPIED/TENANTED	Tenanted
LEASE EXPIRY DATE	1 <sup>st</sup> October 2026
CURRENT RENT	\$550 per week
KITCHEN	Electric Esatto oven & ceramic Euro Kera cooktop
HOT WATER SYSTEM	Electric 75L ProFlo
AIR CONDITIONING	Yes, reverse cycle a/c in living area
INTERNET	NBN ready
COUNCIL RATES	\$769.40 per quarter (approx)
BODY CORP RATES	\$70.39 per week \$914.79 per quarter (approx)
RENTAL ESTIMATE	\$700 - \$730 per week
ADDITIONAL INFORMATION	<ul style="list-style-type: none"> <li>Built in robes</li> <li>Security screens &amp; doors</li> <li>Bathtub</li> <li>Blinds throughout</li> <li>Electric garage with storgae and internal access</li> <li>Covered front porch</li> <li>Vistor parking</li> <li>Pet friendly</li> <li>Shared grassed area</li> </ul>