

Frequently Asked Questions

Reason for selling	Selling investment
Total area	108 sqm (approximately)
Year built	2004
Units in complex	215
Strata plan	Lot 142 in Strata Plan 73905
Car space number and basement	Secure basement parking - 1 car space
Date of purchase	2022
Kitchen	Fisher & Paykel oven Fisher & Paykel electric cooktop Seiki dishwasher
Air conditioning	Yes - reverse cycle split system
Pool	3 shared pools & heated spa
Council rates	\$2,737.20 (approximately)
Body corp rates	\$387.83 per week or \$5,041.84 per quarter (approximately)
Sinking fund balance	TBC
Holiday rental income	FY 2025/26: approx. \$90,858 gross, approx. \$64,174 net
Additional information	• North-east aspect captures elevated ocean and coastal views • Flexible dual key layout with two bedrooms and bathrooms • Two private balconies enhance the relaxed coastal lifestyle • Light-filled living and dining connects to outdoor spaces • Resort pools, tennis courts, spa and fitness facilitie • Lift access • Fully furnished

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.