

Frequently Asked Questions

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| REASON FOR SELLING | Deceased estate |
| TOTAL AREA | 128 sqm (apartment 114 sqm + car space 14 sqm) |
| BUILDING NAME | Ivory Shores |
| YEAR BUILT | 2022 |
| UNITS IN COMPLEX | 14 |
| STRATA PLAN | LOT 4 SP105400 |
| CAR SPACE NUMBER AND BASEMENT | 1 secure car space |
| DATE OF PURCHASE | March 2021 |
| OWNER OCCUPIED/TENANTED | Vacant |
| KITCHEN | Bosch oven, integrated dishwasher & electric cooktop |
| HOT WATER SYSTEM | Electric |
| AIR CONDITIONING | Samsung ducted a/c system |
| INTERNET | NBN available to connect |
| COUNCIL RATES | \$3,090 per annum (approx) |
| BODY CORP RATES | Approx \$79.30 per week or \$1,030.50 per quarter |
| SINKING FUND BALANCE | \$23,613.80 as at 30 June 2025 |
| RENTAL ESTIMATE | \$800 - \$850 per week |
| SCHOOL CATCHMENT | Tweed Heads Public School - 0.7km away Tweed River High School - 2.3km away St Josephs Primary School - 0.6km away Lindisfarne Anglican Junior School - 2.6km away |
| ADDITIONAL INFORMATION | <ul style="list-style-type: none"> • Light and airy coastal-style apartment • Located directly opposite the beautiful Tweed River • Spacious balcony perfect for relaxing or entertaining • Rooftop deck with BBQ facilities • Lift access for convenience • Enjoy a prime lifestyle location close to the river |