

Frequently Asked Questions

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| REASON FOR SELLING | Selling investment |
| BUILDING NAME | Golden Sea Apartments |
| TOTAL AREA | 123 sqm |
| YEAR BUILT | 1995 |
| UNITS IN COMPLEX | 18 |
| STRATA PLAN | L14 BUP102655 |
| CAR SPACE NUMBER AND BASEMENT | 1 car space in secure garage |
| DATE OF PURCHASE | August 2017 |
| OWNER OCCUPIED/TENANTED | Tenanted Until March 2027 |
| LEASE EXPIRY DATE | 12 th March 2027 |
| CURRENT RENT | \$880 per week |
| KITCHEN | Smeg oven & Ceran electric cooktop Fisher & Paykel dishwasher |
| HOT WATER SYSTEM | Electric |
| AIR CONDITIONING | Split system in living room |
| POOL | Yes - Shared saltwater pool |
| INTERNET | Yes - NBN available |
| COUNCIL RATES | \$3,710 per annum (approx) |
| BODY CORP RATES | \$1,876 per quarter (\$144 per week) |
| SINKING FUND BALANCE | Approx \$115,000 at 30/6/2025 |
| RENTAL ESTIMATE | \$900 to \$950 per week |
| SCHOOL CATCHMENT | Coolangatta State School - 2.82km Palm Beach-Currumbin State High School - 3.94km |
| ADDITIONAL INFORMATION | <ul style="list-style-type: none"> • Resort-style amenities with pool, tropical gardens & direct beach access • Walk to cafes, shops & dining in Tugun and Kirra Villages • Spacious open-plan living and dining area • Two private balconies |

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.