

REASON FOR SELLING	Selling investment
TOTAL AREA	Internal area - 85sqm Balcony - 23sqm
YEAR BUILT	2008
UNITS IN COMPLEX	33
STRATA PLAN	LOT 23 SP81679
CAR SPACE NUMBER AND BASEMENT	2 x allocated car spaces located side by side
DATE OF PURCHASE	August 2017
OWNER OCCUPIED/TENANTED	Tenanted
LEASE EXPIRY DATE	25 September 2025
CURRENT RENT	\$570 per week
UPDATED RENTAL APPRAISAL	\$600 - \$650 per week (approximately)
COOKTOP	Euromaid Electric stovetop
HOT WATER SYSTEM	Electric
AIR CONDITIONING	Split system in living room
POOL	Yes, shared pool
INTERNET	NBN ready
COUNCIL RATES	\$680.30 per quarter (approximately)
BODY CORP RATES	\$2,481 per quarter (approximately)
SINKING FUND BALANCE	TBA

BUILDING AND PEST AVAILABLE	No
PET FRIENDLY	Yes, upon body corp approval
SCHOOL CATCHMENT	Tweed Heads South Public School - 0.6km away Tweed River High School - 0.7km away Lindisfarne Anglican Junior School - 0.4km away St Josephs College - 2km away
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No