

REASON FOR SELLING	Downsizing
BUILDERS NAME	GCB
YEAR BUILT	2021
UNITS IN COMPLEX	24
DATE OF PURCHASE	2019
OWNER OCCUPIED/TENANTED	Owner Occupied
SOLAR	Yes - common area only
COOKTOP	Electric
HOT WATER SYSTEM	Gas - located on roof
AIR CONDITIONING	Ducted
POOL/SPA	Yes - Rooftop spa and BBQ area
INTERNET	NBN
COUNCIL RATES	\$1,930 per annum (\$37 per week)
BODY CORP RATES	\$1,822 per quarter (\$140 per week)
PET FRIENDLY	Yes - upon body corporate approval
SCHOOL CATCHMENT	Coolangatta State School - 1km away Tweed Heads Public School - 500m away Lindisfarne Anglican Grammar School - 3km away Palm Beach Currumbin State High School - 10km away
RENTAL ESTIMATE	\$1,100 - \$1,200 per week (approximately)
SECURITY AND ALARM SYSTEM	Fob access