

# Frequently Asked Questions

## 8/40-48 Kamala Crescent

### Casuarina

REASON FOR SELLING	Selling investment
TOTAL AREA	Total area 169m2 Internal 139m2 Car space 30m2
YEAR BUILT	2007
UNITS IN COMPLEX	46
CAR SPACE NUMBER AND BASEMENT	Basement 1, double carspace number 8 with storage cage
DATE OF PURCHASE	April 2016
OWNER OCCUPIED/TENANTED	Vacant
COOKTOP	Gas
AIR CONDITIONING	Ducted
POOL	Saltwater
FRIDGE CAVITY MEASUREMENTS AND PLUMBING	180cm H x 74cm D x 81cm W and not plumbed for water
INTERNET	Yes
ZONING	General Residential
COUNCIL RATES	\$2888.34 per annum
BODY CORPORATE RATES	\$ 3,119.61 per quarter
SINKING FUND BALANCE	\$ 351,444.83 as of 30/11/2023
PET FRIENDLY	Yes upon body corporate approval
SCHOOL CATCHMENT	Kingscliff High School - 2.93km Kingscliff Public School - 3.58km
RENTAL ESTIMATE	\$900 - \$950 per week
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	Rangehood light
SECURITY/ALARM SYSTEM	Secure building, fob access only, intercom system
OTHER FEATURES	<ul style="list-style-type: none"><li>• Direct access to pool</li><li>• New carpet</li><li>• New timber flooring</li><li>• New lights</li><li>• New sheer curtains installed</li><li>• New interior paint</li></ul>

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.