

## Frequently Asked Questions

3143/2 Thomson Street, Tweed Heads

# McGrath

REASON FOR SELLING	Selling investment
TOTAL AREA	Total area: 135 sqm Apartment: 101 sqm Garage: 29 sqm Storage cage: 5 sqm
YEAR BUILT	2020
BUILDER	Heron Building Group
UNITS IN COMPLEX	204
STRATA PLAN	LOT 67 SP102034
CAR SPACE NUMBER AND BASEMENT	2 x car spaces + storage cage
DATE OF PURCHASE	February 2021
OWNER OCCUPIED/TENANTED	Vacant
COOKTOP	Euromaid gas cooktop Euromaid oven
HOT WATER SYSTEM	Centralised building system
AIR CONDITIONING	Ducted air-conditioning
POOL	Shared saltwater pool
FRIDGE CAVITY AND MEASUREMENTS	W - 89cm H - 1.66m (Please Check Measure yourself)
INTERNET	NBN ready
COUNCIL RATES	\$2,663.20 per annum (approximately)
BODY CORP RATES	\$164.37 per week or \$2,136.84 per quarter
SINKING FUND BALANCE	As of 30/11/2024 \$221,534.58

BUILDING AND PEST AVAILABLE	No
PET FRIENDLY	Yes - upon body corp approval
SCHOOL CATCHMENT	Tweed Heads Public School - 0.18km Tweed River High School - 2.65km
RENTAL ESTIMATE	\$850 - \$900 per week (approximately)
INCLUSIONS	TV in main bedroom, Fridge, Washing machine and dryer
EXCLUSIONS	Plants and staging furniture
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
SECURITY AND ALARM SYSTEM	Yes, secure access to building and lifts