

REASON FOR SELLING	Relocating
TOTAL AREA	Total area 224 sqm - apartment 140 sqm + external 57 sqm + car park 27 sqm
YEAR BUILT	2017
UNITS IN COMPLEX	6
STRATA PLAN	LOT 4 SP95897
CAR SPACE NUMBER AND BASEMENT	Secure undercover parking with tandem car spaces
OWNER OCCUPIED/TENANTED	Vacant
KITCHEN	Smeg gas cook-top, Smeg dishwasher, Smeg oven
HOT WATER SYSTEM	Gas - located on balcony
AIR CONDITIONING	Yes, Split systems throughout
INTERNET	NBN ready
COUNCIL RATES	\$753.60 per quarter (approximately)
BODY CORP RATES	\$169 per week (approximately)
SINKING FUND BALANCE	As of 30 Sep 2024 - \$97,893.93
PET FRIENDLY	Yes, upon body corporate approval
SCHOOL CATCHMENT	Tweed Heads Primary School - 0.7km away Tweed River High School - 2.3km away St Josephs Primary School - 0.6km away Lindisfarne Junior School - 2.6km away
RENTAL ESTIMATE	\$900 - \$950 per week
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
SECURITY AND ALARM SYSTEM	Intercom system and fob entry

Additional Information or works completed:

Completed in 2025

- Freshly painted throughout
- Brand new carpet

Additional Features

- Intercom system in main living area and bedrooms
- Two spacious, ensuited bedrooms
- Separate dedicated office
- Additional guest toilet
- Single-level apartment with stair-free access
- Fly screens on all windows
- Expansive private balcony
- Convenient garbage chute