

# Frequently Asked Questions

REASON FOR SELLING	Realising investment property
TOTAL AREA	122sqm Internal & 19 Sqm Balcony = Total 141 Sqm (Excluding Carpark & Storage)
YEAR BUILT	2024
BUILDER	Hutchinsons Builders
UNITS IN COMPLEX	71
DATE OF PURCHASE	March 2021 (off the Plan)
CAR SPACE AND GARAGE	Carparks - C55 & C61 (Basement 1) Storage - ST26
OWNER OCCUPIED/TENANTED	Tenanted
LEASE EXPIRY DATE	1 <sup>st</sup> May 2026
CURRENT RENT	\$1,500 per week
KITCHEN	900mm Bosch Induction Cooktop
HOT WATER SYSTEM	Continuous Supply Electric (Located In Laundry)
AIR CONDITIONING	Ducted & Zoned
POOL	Rooftop Inground Pool (Shared)
INTERNET	NBN available
ZONING	Residential
COUNCIL RATES	\$2,392 per year (approximately)
BODY CORP RATES	\$4,230.37 Half Year = \$162.70 per week (approximately)
PET FRIENDLY	Yes - upon body corporate approval
SCHOOL CATCHMENT	Palm Beach Currumbin School - 7.9km away
RENTAL ESTIMATE	\$1,500 - \$1,600 per week (approximately)
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK?	No
ADDITIONAL FEATURES	<ul style="list-style-type: none"> <li>• Rooftop Pool, BBQ &amp; Residents Lounge</li> <li>• Basement Storage Cage</li> <li>• Timber Flooring Upgrade</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.