

# Frequently Asked Questions

<b>Reason for selling</b>	Selling investment
<b>Total area</b>	88 sqm
<b>Year built</b>	1965 (approx.)
<b>Units in complex</b>	15
<b>Strata plan</b>	L11 BUP354
<b>Car space number and basement</b>	1
<b>Date of purchase</b>	January 2021
<b>Owner occupied/tenanted</b>	Tenanted
<b>Lease expiry date</b>	3 June 2027
<b>Current rent</b>	\$590 per week
<b>Kitchen</b>	Schott Ceran electric cooktop + oven
<b>Hot water system</b>	Electric
<b>Internet</b>	NBN available
<b>Council rates</b>	\$2,990.98 per annum (approx.)
<b>Body corp rates</b>	\$55.61 per week or \$1,445.80 biannual From 1 January 2027 \$63.94 per week or \$1,662.50 biannual
<b>Sinking fund balance</b>	\$15,668.48 as at June 2026
<b>Rental estimate</b>	\$680 to \$720 per week
<b>School catchment</b>	Coolangatta State School - 0.67 km Palm Beach-Currumbin State High School - 7.17 km Tweed Heads Public School - 0.57 km
<b>Additional information</b>	Walk to Kirra Beach and Coolangatta Beach High ceilings Top floor Security screens throughout Well proportioned bedrooms Ceiling fans throughout

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.