

Frequently Asked Questions

14/79-83 Tweed Coast Road, Bogangar

McGrath

REASON FOR SELLING	Selling Investment
TOTAL AREA	187 sqm
YEAR BUILT	1997
FRIDGE CAVITY AND MEASUREMENTS	D - 0.59m W - 0.85m H - 1.80m (Please Check Measure yourself)
UNITS IN COMPLEX	20
STRATA PLAN	LOT 14 SP51076
CAR SPACE NUMBER AND BASEMENT	1 car garage and 10 Visitor spots in garage
DATE OF PURCHASE	August 2021
OWNER OCCUPIED/TENANTED	Vacant
KITCHEN	Schott Ceran electric cooktop Omega Dishwasher
HOT WATER SYSTEM	Electric hot water system located in laundry
POOL	Shared pool in complex
FRIDGE CAVITY AND MEASUREMENTS	D - 0.59m W - 0.85m H - 1.80m (Please Check Measure yourself)
INTERNET	NBN available
COUNCIL RATES	\$3071.55 per annum (approximately)
BODY CORP RATES	\$2,467 per quarter / \$9,868pa / \$52.77 per sqm (approximately)
SINKING FUND BALANCE	TBA
BUILDING AND PEST AVAILABLE	No

PET FRIENDLY	Yes, upon body corporate approval
SCHOOL CATCHMENT	Bogangar Public School - 0.4km away Kingscliff High School - 7.5km away
RENTAL ESTIMATE	\$900 per week (approximately)
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	None known
SECURITY AND ALARM SYSTEM	Secure complex
ADDITIONAL FEATURES	• Freshly painted throughout • Brand-new flooring and plush carpet • Light-filled interiors with a bright, welcoming feel • Just steps to the beach • Easy walk to Cabarita's shops, cafés, and restaurants