

# Frequently Asked Questions

REASON FOR SELLING	Relocating
TOTAL AREA	168 sqm
YEAR BUILT	2009
UNITS IN COMPLEX	187
STRATA PLAN	L135 SP210735
CAR SPACE NUMBER AND BASEMENT	Attached 1 car garage
DATE OF PURCHASE	November 2022
OWNER OCCUPIED/TENANTED	Owner occupied
KITCHEN	Miele dishwasher Westinghouse gas cooktop Westinghouse oven
HOT WATER SYSTEM	Gas
AIR CONDITIONING	Split system in Main bedroom and second bedroom & living room
POOL	Yes 2 x shared pools
INTERNET	NBN available to connect
COUNCIL RATES	\$2,341.38 per annum
BODY CORP RATES	\$1,196 per quarter = \$92 per week (approx)
SINKING FUND BALANCE	\$959k
RENTAL ESTIMATE	\$900 to \$930 per week
SCHOOL CATCHMENT	Currumbin State School - 2.5km away PBC State School - 3.3km away Hillcrest Christian College - 4.6km away
EXCLUSIONS	Eufy security cameras
ADDITIONAL INFORMATION	<p>On-site management to keep everything running seamlessly</p> <p>2 x pools located within the complex &amp; Sauna room to unwind</p> <p>Two BBQ areas, including a sheltered space for entertaining + Gym amenities</p> <p>Walking and cycling paths Lush landscaped gardens and open parklands to enjoy the outdoors</p> <p>Freshly painted throughout</p> <p>Full kitchen appliance replacement (dishwasher, oven, gas cooktop and Rangehood)</p> <p>Security screens (front door and window and sliding doors)</p> <p>Large storage room hidden in the garage</p> <p>Top-range carpet on stairs and bedrooms</p> <p>Artificial grass in the backyard</p> <p>Regrouting in the whole unit (living room, kitchen, backslash, bathrooms and laundry room)</p> <p>Shelvings in the garage</p> <p>Shelvings in the laundry room (one of them is natural stone)</p>

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.