

## Frequently Asked Questions

10/40 Dutton Street, Coolangatta

# McGrath

REASON FOR SELLING	Selling investment
TOTAL AREA	90 sqm
BUILDING NAME	Goodwin Terraces
YEAR BUILT	2000
UNITS IN COMPLEX	12
STRATA PLAN	L10 SP131233
CAR SPACE NUMBER AND BASEMENT	1 x secure car space + storage cage
DATE OF PURCHASE	April 2007
OWNER OCCUPIED/TENANTED	Vacant
COOKTOP	Westinghouse electric cooktop Westinghouse Oven Westinghouse dishwasher
AIR CONDITIONING	1 x Fujitsu split system located in living room
POOL	Shared pool
INTERNET	NBN ready
COUNCIL RATES	\$2602 per annum (approximately)
BODY CORP RATES	\$5210 per annum (approximately)
BUILDING AND PEST AVAILABLE	No
PET FRIENDLY	Yes, upon body corporate approval

SCHOOL CATCHMENT	Coolangatta State School - 1km away Tweed Heads Public School - 500m away Lindisfarne Anglican Grammar School - 3km away Palm Beach Currumbin State High School - 10km away
RENTAL ESTIMATE	\$800 - \$850 per week (approximately)
EXCLUSIONS	Staging furniture
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
SECURITY AND ALARM SYSTEM	Secure complex

## Additional Information or works completed:

- New flooring throughout
- Fully renovated, modern kitchen
- Sleek new blinds installed
- Freshly painted interiors