

Frequently Asked Questions

REASON FOR SELLING	Relocating
TOTAL AREA	55 sqm
YEAR BUILT	1998
CAR SPACE NUMBER AND BASEMENT	1 secure car space
DATE OF PURCHASE	November 2021
OWNER OCCUPIED/TENANTED	Owner occupied
HOT WATER SYSTEM	Electric - Common to building
AIR CONDITIONING	Yes - Daikin split system in living room
POOL	Two resort-style swimming pools and a lagoon featuring a central island and two slides, complemented by a turbo spa, extensive poolside relaxation areas with deck chairs and umbrellas, bathroom facilities, and secure gated access
INTERNET	NBN available
COUNCIL RATES	\$2,340 per annum (approx)
BODY CORP RATES	\$7,557 per annum = \$145 per week (approx)
RENTAL ESTIMATE	\$550 - \$600 per week (approx) Holiday Rental: Oaks inhouse management available
BUILDING AND PEST AVAILABLE	No
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
ADDITIONAL FEATURES & LOCATION	<ul style="list-style-type: none"> Secure complex offering an exceptional range of amenities, including a gym, lagoon-style pool with waterslide, spa, and an on-site café Ideally positioned in the heart of Coolangatta with direct access to Greenmount Beach, as well as nearby bike paths, restaurants, and cafés An outstanding opportunity for investors or those seeking a holiday retreat Continuous externally vented common power flow through bathroom Ventilation ensures no moisture or mould, and quick clothes drying not needing balcony for drying Located in the heart of Coolangatta close to events such as the popular Cooly Rocks On 50s Festival (featuring over 1,000 vintage hot rods, dancing, live music, bands, food, and markets), as well as many world and international events including surfing, surf lifesaving, Ironman, beach volleyball, and running events such as the GC50, along with several others.

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.