

Frequently Asked Questions

1/24 Dutton Street, Coolangatta

McGrath

| | |
|-------------------------------|--|
| REASON FOR SELLING | Selling investment |
| TOTAL AREA | 165 sqm |
| YEAR BUILT | 2010 |
| UNITS IN COMPLEX | 9 |
| STRATA PLAN | SP 216602 |
| CAR SPACE NUMBER AND BASEMENT | 2 x underground secure car spaces |
| DATE OF PURCHASE | August 2022 |
| OWNER OCCUPIED/TENANTED | Vacant |
| COOKTOP | Omega electric cooktop |
| HOT WATER SYSTEM | Electric hot water system located in cupboard near bedroom |
| AIR CONDITIONING | Yes, Daikin split system |
| INTERNET | NBN ready |
| COUNCIL RATES | \$2601.98 per annum (approximately) |
| BODY CORP RATES | \$60 per week (approxmiately) |
| SINKING FUND BALANCE | \$30,253 as of 12/05/2025 (approximately) |
| BUILDING AND PEST AVAILABLE | No |
| PET FRIENDLY | Yes, upon body corporate approval |

| | |
|--|---|
| SCHOOL CATCHMENT | Coolangatta State School - 0.8km away Palm Beach - Currumbin State School - 7.5km away St Josephs Primary School - 0.4km away Lindisfarne Junior School - 2.9km away |
| RENTAL ESTIMATE | \$780 per week (approximately) |
| IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK | No |
| SECURITY AND ALARM SYSTEM | Secure building |

Additional Information or works completed:

- Additional storage space located in the basement
- Bright, light-filled interiors
- Prime location just moments from Coolangatta Beach, restaurants, and shops
- Expansive balcony ideal for entertaining guests