

# Frequently Asked Questions

REASON FOR SELLING	Relocating
TOTAL AREA	Internal: 129 sqm Total: 383 sqm
BUILDING NAME	Sun Rays
YEAR BUILT	1996
CAR SPACE NUMBER AND BASEMENT	Tandem car park with additional storage area
DATE OF PURCHASE	November 1996
OWNER OCCUPIED/TENANTED	Owner occupied
HOT WATER SYSTEM	Electric - located in bathroom/laundry area
AIR CONDITIONING	Yes - Daikin split system in living room
INTERNET	NBN available
COUNCIL RATES	\$2,340 per annum (approx)
BODY CORP RATES	\$4,817 per annum = \$92 per week (approx)
RENTAL ESTIMATE	\$750 - \$800 per week
BUILDING AND PEST AVAILABLE	No
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	None known
PET FRIENDLY	Yes
ADDITIONAL FEATURES	<ul style="list-style-type: none"><li>• Spacious two-bedroom apartment with a large balcony and hinterland views</li><li>• Conveniently located within walking distance to beaches, cafés, restaurants, and the town centre</li><li>• Main bedroom includes an additional sunroom, ideal for a home office, gym, or personal retreat</li><li>• Tandem car space with plenty of extra storage space</li></ul>