

REASON FOR SELLING	Upsizing
TOTAL AREA	334 sqm
YEAR BUILT	2010
STRATA PLAN	LOT 1 SP84748
DATE OF PURCHASE	August 2016
OWNER OCCUPIED/TENANTED	Owner occupied
COOKTOP	Blanco Gas stovetop and oven
HOT WATER SYSTEM	Gas hot water - located on LHS of house
AIR CONDITIONING	Yes, ducted hot and cold airconditioning
POOL	Yes mineral salt water pool
INTERNET	NBN ready
COUNCIL RATES	\$3,440 per annum (approximately)
SHARED INSURANCE	\$4,000 total (approximately)
BUILDING AND PEST AVAILABLE	No
SCHOOL CATCHMENT	Kingscliff High School - 2.5km away Kingscliff Public School - 3.3km away St Anthony's Primary School - 3.5km away
RENTAL ESTIMATE	\$950 - \$1,050 per week (approximately)
EXCLUSIONS	Fireplace in the bottom living room 2 x security cameras
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No

Additional Features

- Short stroll to the beach
- 2 x Tesla Powerwall batteries in the garage
- 10.2kW solar system
- Google Smart fans installed throughout
- Ducted reverse-cycle air conditioning
- Sparkling mineral salt swimming pool