

Frequently Asked Questions

REASON FOR SELLING	Upsizing
TOTAL AREA	117 sqm
YEAR BUILT	1994
UNITS IN COMPLEX	126
STRATA PLAN	L77 BUP13556
CAR SPACE NUMBER AND BASEMENT	2 secure underground car spaces
DATE OF PURCHASE	September 2016
OWNER OCCUPIED/TENANTED	Owner occupied
KITCHEN	Fisher and Paykel oven and induction cooktop, Integrated Bosch dishwasher
HOT WATER SYSTEM	Electric
AIR CONDITIONING	2 x Split system (1 in living room and 1 in main bedroom)
POOL	Yes 3 shared pools & 2 x heated spas
INTERNET	NBN available
COUNCIL RATES	\$3,201.56 per annum (approx)
BODY CORP RATES	\$2,841.00 per quarter (approx) = \$218 per week (approx)
SINKING FUND BALANCE	\$915,308 as of 10/11/2025 (approx)
RENTAL ESTIMATE	Permanent Rental - \$1,250 to \$1,300 per week (approx) Holiday Rental - Estimated net income of \$33k to \$40k (approx)
SCHOOL CATCHMENT	Palm Beach-Currumbin State High School 0.7 km away Currumbin State School 1.4 km away
ADDITIONAL INFORMATION	• Beautifully renovated kitchen with modern finishes • Ceiling fans and plantation shutters throughout • Positioned on the top floor for added privacy and outlook • Enjoy full access to the complex's BBQ facilities and pools • Filled with natural light and cooled by coastal breezes

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.