

REASON FOR SELLING	Relocating
BUILDERS NAME	Gold Coast Builders
YEAR BUILT	2021
UNITS IN COMPLEX	24
DATE OF PURCHASE	May 2018
OWNER OCCUPIED/TENANTED	Owner Occupied
SOLAR	Yes - common area only
KITCHEN	Electric Bosch Cooktop Bosch Oven Bosch Dishwasher
HOT WATER SYSTEM	Gas - located on roof
AIR CONDITIONING	Ducted
POOL/SPA	Yes - Rooftop spa and BBQ area
INTERNET	NBN
COUNCIL RATES	\$2,332 per quarter (approximately)
BODY CORP RATES	\$1,367 per quarter (approximately)
PET FRIENDLY	Yes - upon body corporate approval
SCHOOL CATCHMENT	Coolangatta State School - 1km away Tweed Heads Public School - 500m away Lindisfarne Anglican Grammar School - 3km away Palm Beach Currumbin State High School - 10km away
RENTAL ESTIMATE	\$880 - \$920 per week (approximately)
SECURITY AND ALARM SYSTEM	Secure building with fob access

Additional Features and Upgrades (Past 18 Months)

- Installed shelves in laundry for improved organisation
- Added extra storage in garage
- Upgraded shower heads, tapware, and sinks
- Installed kitchen splashback
- Added privacy screen to balcony
- Installed ceiling fans
- Fitted block-out curtains
- Added security screens to living area and bedrooms