

REASON FOR SELLING	Tree change
TOTAL AREA	630 sqm
YEAR BUILT	1996
STRATA PLAN	LOT 49 DP26713
DATE OF PURCHASE	July 2023
OWNER OCCUPIED/TENANTED	Owner occupied
KITCHEN	Haier Oven Westinghouse 4 burner gas stovetop Fisher and Paykel Dishwasher
HOT WATER SYSTEM	Gas - located around the side of the house near garage
AIR CONDITIONING	1 x Mitsubishi split system in living room / dining
INTERNET	NBN available
COUNCIL RATES	\$3,100 - \$3,300 per annum (approx.)
BUILDING AND PEST AVAILABLE	No
SCHOOL CATCHMENT	Tweed Heads South Public School - 0.7km away Tweed River High School - 0.9km away Lindisfarne Junior School - 0.4km away
RENTAL ESTIMATE	\$900 - \$1,000 per week (approximately)
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	None known
ADDITIONAL FEATURES	• Light-filled and airy • Featuring brand new flooring • Move-in ready with nothing to do • Perfectly positioned near the Tweed River and Coolangatta • Extra storage located under the house and in roof of the garage