

Frequently Asked Questions

Reason for selling	Selling investment
Total area	131 sqm
Year built	1998
Units in complex	Duplex
Strata plan	LOT 1 SP56580
Car space number and basement	2 Car garage
Date of purchase	November 2020
Owner occupied/tenanted	Vacant
Kitchen	Technika dishwasher, Oven & Induction cooktop
Hot water system	Electric located behind property
Air conditioning	Panasonic split system in all bedrooms and living room
Internet	NBN available
Council rates	\$2746.56 per annum
Shared insurance	Total for both duplexes - \$3398.91 = \$1699.45 per duplex
Rental estimate	\$900 to \$950 per week
School catchment	Centaur Public School - 1.6 km away Banora Point High School - 1.7 km away St James' Primary School - 2.3 km away Lindisfarne Anglican Grammar School - 2.3 km away St Joseph's College - 2.4 km away Pacific Hope Christian School - 3.7 km away
Additional information	• Ample storage throughout the home • Spacious kitchen with large island bench • Butler's pantry for added storage and functionality • Main bathroom featuring a double shower • Freshly painted throughout • Fenced backyard for pet or children

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.