

Frequently Asked Questions

1/6 Tupia Avenue Tweed Heads

REASON FOR SELLING	Relocating
TOTAL AREA	316sqm (157sqm internal + 123sqm courtyard/pool + 36sqm garage)
YEAR BUILT	Approximately 1980
DATE OF PURCHASE	July 2017
OWNER OCCUPIED/TENANTED	Owner occupied
COOKTOP	Ariston induction cooktop
SOLAR ENERGY	Yes - 8 panels, approximately 2.5kW
HOT WATER SYSTEM	Electric
HOT WATER LOCATION	Right hand side of garage
AIR CONDITIONING	Yes 2x split systems - 1x in kitchen, 1x in main bedroom
POOL	Salt water
FRIDGE CAVITY MEASUREMENTS AND PLUMBING	179cm H x 85cm D x 87cm W and not plumbed for water
INTERNET	Yes- NBN available
ZONING	Medium density residential
COUNCIL RATES	\$2,835.60 per annum
WATER RATES	Approximately \$43.32 per quarter
SHARED INSURANCE	\$1,925.78 per annum - split 50/50 per duplex \$962.89 per annum
BUILDING AND PEST AVAILABLE	No
EASEMENTS	Refer to contract for any easements
SCHOOL CATCHMENT	Tweed Heads Public School - 1.31km Tweed River High School - 1.65km
RENTAL ESTIMATE	\$750 - \$850 per week
INCLUSIONS	Spear pump (bore water), ariston oven and cooktop, smeg dishwasher, blinds, fans, aircon, crimsafe screens, BBQ, Crimsafe screens and sensor lights at entrance

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.

Works completed/additional information

2018

- Full kitchen renovation
- New downlights and sensor lights installed
- Blinds installed

2019

- Replaced garden beds at the entrance and pool area
- Replaced pool fence with glass
- New shade sail over pool
- New shed

2020

- Spear pump installed (bore water)

2021

- New pool pump

2022

- Re-painted inside walls
- New carpet throughout

2023

- New fans replaced in rooms except the 3rd bedroom
- Solar installed (25 year warranty)
- Sky light installed
- New roof, insulation and skylight

2024

- Painted pool walls