

# Frequently Asked Questions

REASON FOR SELLING	Selling investment
TOTAL AREA	84 sqm
YEAR BUILT	1987
UNITS IN COMPLEX	6
STRATA PLAN	LOT 2 SP32597
CAR SPACE NUMBER AND BASEMENT	1 car garage
DATE OF PURCHASE	October 2022
OWNER OCCUPIED/TENANTED	Tenanted
LEASE EXPIRY DATE	14/05/2026
CURRENT RENT	\$630 per week
COOKTOP	Electric
HOT WATER SYSTEM	Electric
AIR CONDITIONING	Yes split system in living room
INTERNET	NBN (available to connect)
COUNCIL RATES	\$2,948 per annum
BODY CORP RATES	\$4,307.50 per annum (approximately) = \$82.70 per week
SINKING FUND BALANCE	Balance \$37,724.56 31/01/2026
RENTAL ESTIMATE	\$680 - \$720 per week
SCHOOL CATCHMENT	Tweed Heads Public School - 0.5km away Tweed River High School - 2.5km away Lindisfarne Anglican Jnr School - 2.6km away Pacific Coast Christian School - 3.2km away
ADDITIONAL INFORMATION	<ul style="list-style-type: none"> <li>• Conveniently located close to town</li> <li>• Updated flooring throughout</li> <li>• Ceiling fans in every room</li> <li>• Freshly painted interiors</li> <li>• Private balcony for added comfort</li> </ul>

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.