

# Frequently Asked Questions

## 3/5 Sedalia Place, Banora Point

REASON FOR SELLING	Selling investment
TOTAL AREA	211m <sup>2</sup>
YEAR BUILT	2016
UNITS IN COMPLEX	15
BUILDERS	RH constructions
DATE OF PURCHASE	20 Sep 2018
OWNER OCCUPIED/TENANTED	Tenanted
LEASE EXPIRY DATE	29th July 2025
CURRENT RENT	\$800 per week
COOKTOP	Smeg gas
HOT WATER SYSTEM	Gas located outside
AIR CONDITIONING	3x split systems
FRIDGE CAVITY MEASUREMENTS	100cm W x 179cm H x 61cm D
IS IT PLUMBED FOR WATER	Yes
INTERNET	Yes - NBN available
ZONING	Residential
COUNCIL RATES	\$56.35pw or \$732.50pq
BODY CORPORATE RATES	\$99.74pw or \$1,296.67pq
SINKING FUND BALANCE	\$99,090.70 as of the 31st of October 2024
PET FRIENDLY	Yes, upon body corporate approval
SCHOOL CATCHMENT	Banora Point Public School - 0.98km Tweed River High School - 2.01km
ADDITIONAL INFORMATION	<ul style="list-style-type: none"><li>• Modern interiors featuring high ceilings, air-conditioning, and seamless indoor-outdoor living with two covered balconies.</li><li>• Kitchen with stylish finishes, stainless steel appliances, and ample storage.</li><li>• Pet-friendly complex with a large double garage, rainwater tank and a prime location close to shops, schools, and beaches.</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.