

Frequently Asked Questions

REASON FOR SELLING	Downsizing
BUILDING NAME	Leisure Gardens II
TOTAL AREA	Internal 86 sqm, Undercover Outdoor 15 sqm, Total land Area (approximately) 240sqm
YEAR BUILT	1996
UNITS IN COMPLEX	20
STRATA PLAN	LOT 4 SP52750
CAR SPACE NUMBER AND BASEMENT	1 car oversized garage
DATE OF PURCHASE	October 2016
OWNER OCCUPIED/TENANTED	Vacant
KITCHEN	Westinghouse oven + grill Fisher and Paykel dishwasher Electric cooktop
HOT WATER SYSTEM	Electric
AIR CONDITIONING	No - ceiling fans throughout
INTERNET	NBN available
COUNCIL RATES	\$3,090 per annum
BODY CORP RATES	\$680 per quarter = \$52 per week
SINKING FUND BALANCE	As at 31 August 2025 = \$46,610
RENTAL ESTIMATE	\$750 to \$800 per week
SCHOOL CATCHMENT	Centaur Public School - 1.3 km away Banora Point High School - 1.4 km away St James' Primary School - 0.5 km away St Joseph's College - 0.5 km away
ADDITIONAL INFORMATION	Well-maintained and neatly presented property Private courtyard with covered alfresco area Light-filled interiors throughout Easy walk to Banora Shopping Village

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.