

Frequently Asked Questions

3 The Mainbrace Tweed Heads

REASON FOR SELLING	Estate sale
TOTAL AREA	835 sqm
YEAR BUILT	Approximately 1984
DATE OF PURCHASE	February 2002
COOKTOP	Electric
SOLAR ENERGY	Yes, 9 solar panels
HOT WATER SYSTEM	Electric, outside laundry
AIR CONDITIONING	Yes, 3x split systems
FRIDGE CAVITY MEASUREMENTS AND PLUMBING	170cm H x 60cm D x 70cm W and not plumbed for water
INTERNET	Yes - NBN available
ZONING	Low density residential
COUNCIL RATES	\$4,938.30 per annum
EASEMENTS	Refer to contract for any easements
SCHOOL CATCHMENT	Coolangatta State School - 1.21km Lindisfarne Anglican Grammar School, Junior School - 1.58km Tweed Heads Public School - 1.67km
RENTAL ESTIMATE	\$1,000 to \$1,100 per week
INCLUSIONS	2x rain water tanks, garden shed
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	Aircon in main bedroom
ADDITIONAL INFORMATION	<ul style="list-style-type: none">• 2 rain water tanks installed - 2021• Fencing and gate installed - 2022• Dishwasher installed - 2024 (never been used)

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.