

# Frequently Asked Questions

REASON FOR SELLING	Upsizing
TOTAL AREA	Internal: 185 sqm External: 27 sqm
YEAR BUILT	2017
UNITS IN COMPLEX	25
STRATA PLAN	L17 SP279567
CAR SPACE NUMBER AND BASEMENT	2 car garage + 2 on driveway with extra storage
DATE OF PURCHASE	2017 - off the plan
OWNER OCCUPIED/TENANTED	Owner occupied
KITCHEN	Ariston gas cooktop Ariston oven
HOT WATER SYSTEM	Gas hot water
AIR CONDITIONING	Split system in living room and main bedroom
POOL	Yes shared pool in complex
INTERNET	NBN available
COUNCIL RATES	\$2,216.58 per annum
BODY CORP RATES	\$1,221 per quarter = \$93 per week
SINKING FUND BALANCE	\$100k (approx)
RENTAL ESTIMATE	\$1,050 to \$1,100 per week
SCHOOL CATCHMENT	Currumbin Community Special School - 1.4 km away Currumbin State School - 1.9 km away Palm Beach-Currumbin State High School - 2.7 km away
ADDITIONAL INFORMATION	<ul style="list-style-type: none"> <li>• Under-stair storage</li> <li>• Quiet cul-de-sac location</li> <li>• Well-maintained complex</li> <li>• Private yard</li> <li>• Spacious balcony, perfect for entertaining</li> </ul>