

Frequently Asked Questions

11/49-53 Dutton Street, Coolangatta

REASON FOR SELLING	Downsizing Investment Portfolio
YEAR BUILT	1998
UNITS IN COMPLEX	12
DATE OF PURCHASE	May 2012
COOKTOP	Electric
SOLAR ENERGY	No
HOT WATER LOCATION	In Rear Courtyard
AIR CONDITIONING	2x Split Systems
FRIDGE CAVITY MEASUREMENTS AND PLUMBING	800cm W x 1.7m H x 695cm D (Please check measure yourself)
INTERNET	Not currently connected, nbn® network via <u>Fibre to the Node</u> technology available.
ZONING	Low Density Residential
COUNCIL RATES	\$2601.94 per annum
BODY CORPORATE RATES	\$36.77 per week approx.
SINKING FUND BALANCE	\$26,807.33 as at 22 August 2024
PET FRIENDLY	Upon Body Corporate Approval
BUILDING AND PEST AVAILABLE	No
EASEMENTS	No
SCHOOL CATCHMENT	Prep to Yr6: Coolangatta State School Yr 7 to Yr12: Palm Beach-Currumbin State High School
RENTAL ESTIMATE	\$730- \$800 per week in a renovated condition.
WHAT WERE THE REMEDIAL WORKS FOR?	<p>There was a leak in the ensuite shower tray, which was never fixed and overtime became worse to cause damage to the below garage ceiling.</p> <p>A company was engaged in July/August 2024 to clean the entire property, as well as carry out remedial works for the leak including but not limited to ridding damaged materials, and ensure all remaining internal frame work is dry. The property is now in a "watertight" state, and ready for the new owner to renovate.</p> <p>Invoices and Scope of Works are available, please contact the agent for copies.</p>

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.