

# Frequently Asked Questions

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|-------------------------------|---|
| REASON FOR SELLING            | Selling investment  |
| TOTAL AREA                    | 80 sqm  |
| YEAR BUILT                    | 1992  |
| STRATA PLAN                   | LOT 1 SP42630   |
| CAR SPACE NUMBER AND BASEMENT | 1 car garage  |
| DATE OF PURCHASE              | August 2022   |
| OWNER OCCUPIED/TENANTED       | Tenanted  |
| LEASE EXPIRY DATE             | 19 <sup>th</sup> November 2026  |
| CURRENT RENT                  | \$775 per week  |
| KITCHEN                       | Electric stovetop   |
| HOT WATER SYSTEM              | Electric, located in garage   |
| AIR CONDITIONING              | Yes split system in living area   |
| INTERNET                      | NBN available to connect  |
| COUNCIL RATES                 | TBA   |
| STRATA INSURANCE              | \$2,256 per year  |
| RENTAL ESTIMATE               | \$820 to \$850 per week   |
| SCHOOL CATCHMENT              | Banora Point High School - 0.4 km away<br>Centaur Public School - 0.5 km away<br>St James' Primary School - 1.5 km away   |
| ADDITIONAL INFORMATION        | <ul style="list-style-type: none"> <li>• Covered alfresco entertaining area</li> <li>• Additional off-street parking space</li> <li>• Extra parking options</li> <li>• Private, fully fenced courtyard</li> <li>• Partially renovated throughout</li> </ul> |