

Frequently Asked Questions  
4/200 Marine Parade, Kingscliff

McGrath

REASON FOR SELLING	Moving closer to family
TOTAL AREA	Total Area 216 sqm - internal 120 sqm + balcony 46 sqm + garage 44 sqm + storage 6 sqm
YEAR BUILT	1995
UNITS IN COMPLEX	5
STRATA PLAN	LOT 4 SP49993
CAR SPACE NUMBER AND BASEMENT	Large oversized garage with extra storage cupboard
DATE OF PURCHASE	Jan 1998
OWNER OCCUPIED/TENANTED	Owner occupied
KITCHEN	Westinghouse Silhouette electric cooktop, Bosch rangehood, Asko dishwasher
HOT WATER SYSTEM	Electric
INTERNET	NBN ready
COUNCIL RATES	\$3,488.90 per annum (approximately)
BODY CORP RATES	\$163.78 per week (approximately)
SINKING FUND BALANCE	As of 1/04/2025 \$18,759.97
BUILDING AND PEST AVAILABLE	No
PET FRIENDLY	Yes, upon body corporate approval
SCHOOL CATCHMENT	Kingscliff Public School - 1.7km away Kingscliff High School - 2.2km away St Anthony's Primary School - 1.4km away
RENTAL ESTIMATE	\$950 - \$1,050 per week (approximately)
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
INCLUSIONS	TV mounted on the wall in the main bedroom

## Additional Information or works completed:

- Just moments from the sands of Kingscliff Beach
- Multiple sun-drenched balconies for relaxing or entertaining
- Bright, breezy interiors with an effortless coastal feel
- Oversized lock-up garage with ample storage space