

# Frequently Asked Questions

REASON FOR SELLING	Upsizing
TOTAL AREA	1,045 sqm
YEAR BUILT	1980
CAR SPACE NUMBER AND BASEMENT	2 car garage
DATE OF PURCHASE	June 2023
OWNER OCCUPIED/TENANTED	Vacant
KITCHEN	Electric stovetop and combined oven Asko dishwasher
HOT WATER SYSTEM	Electric hot water system
AIR CONDITIONING	5 x split system airconditioning in main house
POOL	Yes
SOLAR	16 solar panels (6.6kW approx)
INTERNET	NBN available
COUNCIL RATES	tbc
RENTAL ESTIMATE	Main Residence: \$1,100 to \$1,200 per week (approx) Self Contained Flat: \$600 to \$650 per week (approx)
SCHOOL CATCHMENT	Kingscliff Public School - 2.4km away Kingscliff High School - 2.7km away St Anthony's Primary School - 2km away St James Primary School - 4.5km away
ADDITIONAL INFORMATION	<ul style="list-style-type: none"><li>• Private putting green</li><li>• Excellent dual-living potential</li><li>• Expansive block with generous yard space</li><li>• Dedicated fire pit entertaining area</li><li>• Ceiling fans and split-system air conditioning throughout</li><li>• Established mango tree</li></ul>

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.