

# Frequently Asked Questions

## 7/1 Margaret Street, Tweed Heads

REASON FOR SELLING	Selling investment property
TOTAL AREA	212 sqm (Ground 118 sqm + Level 1 99 m2)
YEAR BUILT	2016
BUILDERS NAME	RH Contracting
UNITS IN COMPLEX	8
CAR SPACE NUMBER AND BASEMENT	Double garage automatic
DATE OF PURCHASE	2016
OWNER OCCUPIED/TENANTED	Vacant
KITCHEN	Smeg gas cook top, Smeg dishwasher & Smeg oven
SOLAR ENERGY	No
HOT WATER SYSTEM	Gas
AIR CONDITIONING	Fujitsu split in lounge
FRIDGE CAVITY MEASUREMENTS AND PLUMBING	Yes plumbed - width 960mm & depth 520mm
INTERNET	NBN
ZONING	Residential
RENTAL ESTIMATE	\$850 - \$900 per week
COUNCIL RATES	\$2,930.05 per annum
BODY CORPORATE RATES	\$76.53 per week or \$994.89 per quarter
SINKING FUND BALANCE	\$19,369.55 as of 13/09/2024
PET FRIENDLY	Yes, subject to body corporate pet friendly
SCHOOL CATCHMENT	Tweed River High School 1.5 km Tweed Heads Public School 1.9 km Lindisfarne Anglican Grammar School, Junior School 1.3 km

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.