

Frequently Asked Questions

1 / 4 Gray Street, Tweed Heads West

McGrath

REASON FOR SELLING	Selling investment
TOTAL AREA	Internal area: 112 sqm Total land area: 1,015 sqm
YEAR BUILT	1980
UNITS IN COMPLEX	Duplex
DATE OF PURCHASE	July 2016
OWNER OCCUPIED/TENANTED	Vacant
KITCHEN	Technique Oven Electric cooktop and rangehood
SOLAR	Yes with battery
HOT WATER SYSTEM	250L Thermoman electric system located side of house
AIR CONDITIONING	Mitsubishi split system
INTERNET	NBN ready
COUNCIL RATES	\$2,959.45 per annum (approximately)
SHARED INSURANCE	Total \$389 per month, Duplex 1 portion \$194 per month (approximately)
WATER RATES	duplex 1 portion \$82.32 per quarter (approximately)
BUILDING AND PEST AVAILABLE	No
SCHOOL CATCHMENT	Tweed River High School - 2.4km away Tweed Heads Public School - 2.8km away Lindisfarne Junior School - 1.8km away
RENTAL ESTIMATE	\$800 - \$850 per week (approximately)
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
ADDITIONAL FEATURES	<ul style="list-style-type: none"> • Ceiling fans installed throughout for added comfort • Newly sanded and varnished timber flooring • Freshly painted interiors throughout • New air conditioning system

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.