

# Frequently Asked Questions

## 4/2 Creek Street, Coolangatta

REASON FOR SELLING	Downsizing Investment Portfolio
TOTAL SIZE	160m <sup>2</sup>
YEAR BUILT	Circa 2006
UNITS IN COMPLEX	91- Mix of Owner Occupier, Long-term Lease and Holiday Let
CAR SPACE NUMBER AND BASEMENT	Marked as 004 in Basement, referenced as C10 on Strata Plan.
DATE OF PURCHASE	February 2021
OWNER OCCUPIED/TENANTED	Vacant
COOKTOP	Gas
HOT WATER SYSTEM	Yes, Electric Common Property
AIR CONDITIONING	Ducted
FRIDGE CAVITY MEASUREMENTS AND PLUMBING	1.8m H x 870cm W x 790cm D - Not Plumbed
INTERNET	Yes, Fibre to the Building
COMPLEX FACILITIES	Shared Pool, Gym and Onsite Management
COUNCIL RATES	Approx. \$2500 per annum
BODY CORPORATE RATES	\$175.46 per week
SINKING FUND BALANCE	\$467,451.07 as at 2 August 2024

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.