

# Frequently Asked Questions

REASON FOR SELLING	Relocating
BUILDING NAME	Evolve
TOTAL AREA	121 sqm Internal area 96 sqm External area 17 sqm
YEAR BUILT	2019
UNITS IN COMPLEX	52
STRATA PLAN	LOT 12 SP100506
CAR SPACE NUMBER AND BASEMENT	1 Secure car space
DATE OF PURCHASE	May 2023
OWNER OCCUPIED/TENANTED	Owner occupied
KITCHEN	Ariston electric oven Ariston gas cooktop Ariston Dishwasher
HOT WATER SYSTEM	Gas hot water, connected to mains in the street
AIR CONDITIONING	Yes – Reserve Cycle in Living Room
POOL	Shared pool area
INTERNET	NBN available
COUNCIL RATES	\$696 per quarter
BODY CORP RATES	\$97 per week
SINKING FUND BALANCE	Sinking fund balance \$52k as of 26/03/2026
RENTAL ESTIMATE	\$850 per week
SCHOOL CATCHMENT	Coolangatta State School - 2.1km away Tweed Heads Public School - 0.6 away Lindisfarne Anglican Grammar School - 12.3km away Palm Beach Currumbin State High School - 9.5km away
ADDITIONAL INFORMATION	<ul style="list-style-type: none"> <li>• Bright, light-filled interiors</li> <li>• Convenient lift access</li> <li>• Easy walk to Tweed Mall, cafés and the beach</li> <li>• Study nook</li> <li>• Main bedroom features WIR, ensuite and access to balcony</li> <li>• Large balcony with access from living room</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.