

# Frequently Asked Questions

## 50 Enid Street, Tweed Heads

REASON FOR SELLING	Relocating
LAND SIZE	607m2
DATE OF PURCHASE	February 2015
OWNER OCCUPIED/TENANTED	Owner occupied
COOKTOP	Gas
SOLAR ENERGY	Yes - 19 panels, 6.6kw system
HOT WATER SYSTEM	Electric
HOT WATER LOCATION	Outside of house near laundry
AIR CONDITIONING	1x split system in lounge area
POOL	Pura mineral pool
FRIDGE CAVITY MEASUREMENTS AND PLUMBING	184cm H x 94cm W x 59cm D and not plumbed for water
INTERNET	Yes - NBN available
ZONING	Medium density residential
COUNCIL RATES	\$3,619.60 per annum
WATER RATES	\$203.77 per quarter
EASEMENTS	Refer to contract for any easements
SCHOOL CATCHMENT	Tweed Heads Public School - 0.62km Coolangatta State School - 1.16km
RENTAL ESTIMATE	\$1,050 to \$1,150 per week
BUILDING AND PEST AVAILABLE	Yes
Additional information	<ul style="list-style-type: none"><li>• Kitchen renovation 2015</li><li>• New downlights 2015</li><li>• Bathroom renovation 2016</li><li>• Deck installed 2016</li><li>• Aircon installed 2018</li><li>• Pool renovation 2020</li><li>• Solar energy installed 2022</li><li>• Electric hot water system replaced July 2024</li><li>• New pool bathroom 2024</li><li>• New fan in lounge 2024</li><li>• Freshly painted throughout</li><li>• Bore water sper pump for garden</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.