

# Frequently Asked Questions

|                               |   |
|-------------------------------|---|
| REASON FOR SELLING            | Selling investment  |
| TOTAL AREA                    | 106 sqm ( apartment 86 sqm + garage 20 sqm)   |
| YEAR BUILT                    | 1987  |
| UNITS IN COMPLEX              | 10  |
| STRATA PLAN                   | LOT 9 SP32777   |
| CAR SPACE NUMBER AND BASEMENT | 1 oversized car garage  |
| DATE OF PURCHASE              | July 2015   |
| OWNER OCCUPIED/TENANTED       | Tenanted  |
| LEASE EXPIRY DATE             | Periodic lease  |
| KITCHEN                       | Electric cooktop  |
| HOT WATER SYSTEM              | Electric located in laundry   |
| AIR CONDITIONING              | No  |
| INTERNET                      | NBN available   |
| COUNCIL RATES                 | \$3,078.05 per annum (approx)   |
| BODY CORP RATES               | \$63 per week or \$825 per quarter (approx)   |
| SINKING FUND BALANCE          | As at 31 January 2026 \$79,118.11   |
| RENTAL ESTIMATE               | \$600 to \$650 per week   |
| SCHOOL CATCHMENT              | Tweed River High School- 2.3 km away<br>Tweed Heads Public School - 3 km away<br>Lindisfarne Anglican Grammar School, Junior School - 1.6 km away   |
| ADDITIONAL INFORMATION        | <ul style="list-style-type: none"> <li>• Elevated position capturing tranquil Tweed River views</li> <li>• Balcony overlooking water and landscaped riverfront lawn</li> <li>• Generous open plan living and dining with natural light</li> </ul> |