

REASON FOR SELLING	Selling holiday house
TOTAL AREA	Internal area: 110 sqm External area: 18 sqm Total area: 115 sqm
YEAR BUILT	1995
UNITS IN COMPLEX	18
STRATA PLAN	L9 BUP102655
CAR SPACE NUMBER AND BASEMENT	Secure tandem car space
DATE OF PURCHASE	February 1996
OWNER OCCUPIED/TENANTED	Vacant
COOKTOP	Ceran electric cooktop Smeg oven
HOT WATER SYSTEM	Electric
AIR CONDITIONING	Yes Daikin Airconditioning in living room
POOL	Yes shared pool in complex
INTERNET	NBN available
COUNCIL RATES	\$5,580 per annum (approximately) = \$107 per week (approximately)
BODY CORP RATES	\$8,000 per annum (approximately) = \$153 per week (approximately)
SINKING FUND BALANCE	\$114,846.00 (approximately)
BUILDING AND PEST AVAILABLE	No
PET FRIENDLY	Yes, upon body corp approval

SCHOOL CATCHMENT	Coolangatta State School - 2.82km away Palm Beach-Currumbin State High School - 3.94km away
RENTAL ESTIMATE	\$1,200 - \$1,300 per week (approximately)
EXCLUSIONS	Staging furniture
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
SECURITY AND ALARM SYSTEM	Secure building, intercom system

## Additional Information or works completed:

Newly renovated July 2025

- Bathrooms fully renovated with modern fixtures
- Brand-new flooring
- New carpet to bedrooms
- Freshly painted interiors
- New curtains and window furnishings