

## Frequently Asked Questions

15 / 21 Dixon Street, Coolangatta

# McGrath

|                               |   |
|-------------------------------|---|
| REASON FOR SELLING            | Deceased estate   |
| TOTAL AREA                    | 113 sqm   |
| YEAR BUILT                    | 1967  |
| UNITS IN COMPLEX              | 15  |
| CAR SPACE NUMBER AND BASEMENT | 1 x car space below   |
| DATE OF PURCHASE              | Jan 1997  |
| OWNER OCCUPIED/TENANTED       | Owner Occupied  |
| COOKTOP                       | Chef premier electric cooktop   |
| HOT WATER SYSTEM              | Electric  |
| POOL                          | Yes, shared pool  |
| INTERNET                      | NBN Ready   |
| COUNCIL RATES                 | \$1,530 per annum (approximaely)  |
| BODY CORP RATES               | \$114 per week (approximately)  |
| SINKING FUND BALANCE          | \$92,305.88 AS AT 2 JULY 2025   |
| BUILDING AND PEST AVAILABLE   | No  |
| PET FRIENDLY                  | Yes, upon body corp approval  |
| SCHOOL CATCHMENT              | Coolangatta State School - 1km away<br>Palm Beach Currumbin State School - 7.8km away<br>St Josephs Primary School - 0.2km away |
| RENTAL ESTIMATE               | \$850 - \$900 per week (approximately)  |