

# Frequently Asked Questions

## 8 Guilfoyle Place Cudgen

REASON FOR SELLING	Downsizing
LAND SIZE	839m2
YEAR BUILT	2000
DATE OF PURCHASE	June 2012
OWNER OCCUPIED/TENANTED	Owner occupied
COOKTOP	Gas
SOLAR ENERGY	No
HOT WATER SYSTEM	Electric
HOT WATER LOCATION	Laundry
AIR CONDITIONING	1x split system in living area
INTERNET	Yes - NBN available
ZONING	Low density residential
COUNCIL RATES	\$815.40 per quarter
BUILDING AND PEST AVALIABLE	Yes
SCHOOL CATCHMENT	Cudgen Public School - 0.45km Kingscliff High School - 1.21km
RENTAL ESTIMATE	\$900 - \$1,000 per week
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
OTHER FEATURES	<ul style="list-style-type: none"><li>• 5 minute drive to Tweed Valley Hospital</li><li>• 9 minute drive to Kingscliff Beach</li><li>• Perfect property for entertaining</li><li>• High ceilings, exposed timber beams</li><li>• Double garage</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.