

Frequently Asked Questions

Reason for selling	Selling investment
Total area	86 sqm (71 sqm internal + 15 sqm car park)
Year built	1977
Units in complex	19
Strata plan	Lot 7 SP 12589
Car space number and basement	1 car space located on level 2
Date of purchase	10 Jun 2022
Owner occupied/tenanted	Tenanted
Lease expiry date	1 st December 2026
Current rent	\$770 per week
Kitchen	Electric cooktop and oven
Hot water system	Electric
Internet	NBN ready
Council rates	\$3,247.60 per annum (approx.)
Body corp rates	\$69.64 per week or \$1,810.52 biannual (approx.)
Sinking fund balance	\$237,034.25 as at 1/03/2026
Rental estimate	\$770 to \$780 per week
Nearby amenities	6 min walk to Coolangatta Beach and The Strand 2 min drive to Tweed Mall 4 min drive to Kirra Beach 6 min drive to M1 on-ramp 6 min drive to Gold Coast Airport
Additional information	North east facing aspect with bright open plan living and dining Beautifully renovated interiors with a fresh coastal aesthetic Contemporary new kitchen with generous cabinetry and appliances Two generous bedrooms feature built-in robes and ceiling fans Practical combined bathroom and laundry plus separate powder room Plantation shutters and easy-care hybrid flooring throughout

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.