

Frequently Asked Questions

10/41 Tweed Coast Road, Bogangar

TOTAL AREA	Total area 139m ² = 113m ² apartment + 26m ² car space
YEAR BUILT	September 2022
UNITS IN COMPLEX	38 apartments
DATE OF PURCHASE	September 2022
OWNER OCCUPIED/TENANTED	Vacant
COOKTOP	Electric
HOT WATER SYSTEM	Electric hot water in laundry
AIR CONDITIONING	2x split systems; 1x split system in living area and 1x split system in main bedroom
FRIDGE CAVITY MEASUREMENTS	98cm W x 70cm D x 188cm H
INTERNET	Yes, fibre to the premises
COUNCIL RATES	\$2,586.67 per annum or \$49.7 per week
BODY CORPORATE RATES	\$1,562.51 per quarter or \$120.2 per week
SINKING FUND BALANCE	\$270,199.62 (current)
PET FRIENDLY	Yes, subject to body corporate approval
SCHOOL CATCHMENT	Bogangar Public School - 0.71km Pottsville Public School - 5.01km
RENTAL ESTIMATE	\$800 to \$850 per week approximately
SECURITY/ALARM SYSTEM	Intercom system
OTHER FEATURES	<ul style="list-style-type: none">• Large balcony• Open plan living• Caesarstone/island bench• European laundry• Study nook• Built in robes• Visitor parking• Security entry• Common property solar panels• Lift access

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.