

# Property Information

From the owners of

## # 11/23 Blackwood St Maroochydore

<b>Configuration</b>	3 Bed + 2 Bath + 1 Car
<b>Property / Land Size</b>	Property 98m2 Land 252m2
<b>Rates / Body Corp</b>	Body Corporate fees approx. \$2,250 per year Council Rates approx. \$2,300 per year Sinking fund balance (current at date of certificate) \$129,174.83
<b>Rental Appraisal</b>	\$700-\$750 per week
<b>What first attracted you to this home?</b>	The convenient location so close to Maroochydore CBD, elevated position and quiet complex.
<b>Why are you selling?</b>	Deceased Estate
<b>Inclusions to stay</b>	Garden shed
<b>What year was the property built?</b>	1995
<b>Property / roof construction?</b>	Brick and tile roof
<b>Any cooling or heating?</b>	Split system air conditioning in living and master Ceiling fans throughout
<b>Solar</b>	Solar hot water
<b>Water</b>	One Unity Water bill split evenly between 44 units Bill for last quarter approx. \$370
<b>School catchments</b>	Maroochydore Primary School Maroochydore State High School