Property Fact Sheet

Configuration	3 bed 2 bath 1 car
Property Size	203m2
Rates / Body Corp	Council Rates approx $2,700 per year Body Corporate Fees approx $2,500 per year Water Rates approx $380 peer quarter Current sinking fund balance $143,542.00
Rental Appraisal	$750 - $780 per week
What first attracted you to the home?	The convenient location, the floor plan with 3 gernerous bedrooms and spacious living area and being a corner villa
Why are you selling?	Moved to Aged Care
What we love most about living here?	The quiet complex, great neighbours and being so close to everything
Inclusions to stay	Dishwasher
Year Built	1995
Property/roof construction	Brick and tile
Any cooling or heating?	Split system air conditioning in living area Ceiling fans throughout

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McGrath

Hot water system	Electric
Kitchen coooktop	Electric
Solar	Solar electicity and solar hot water
Fridge space dimensions	Width 770mm x Height 1720mm x Depth 600mm
School catchment	Maroochydore State Primary School Maroochydore State High School Stella Maris Primary School
Iprovements made during ownership?	Updated cooktop and oven Installed Solar electricity and hot water systems

Rosie Ryan
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