

Property Fact Sheet



Configuration	3 bed 1 bath (2 toilets) 1 car
Property size	94m2
Rates / Body Corp	Body Corporate fees \$2,800 per year (approx.) Council Rates \$2,700 per year (approx.)
What first attracted you to the home?	The convenient location and being so close to Maroochy River. The quiet well maintained complex
Why are you selling?	Moving to over 50's retirement village
Inclusions to stay	Dishwasher
Year Built	1995
Property/roof construction	Brick and tile
Any cooling or heating?	Split system air conditioning in living area and master bedroom Ceiling fans throughout
Solar	6kw solar electricity (8 panels)

DISCLAIMER: The information contained in this fact sheet is provided by the Seller of the property is therefore their opinion and recollection and may not be wholly accurate. Please rely on your own searches and investigations to verify the accuracy of the information.

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Hot water system	Electric
Kitchen coooktop	Electric (Smeg)
School catchment	Maroochydore State Primary School Maroochydore State High School Stella Maris Primary School
Iprovements made during ownership?	Fully renovated kitchen Fully renovated bathroom (wheel chair friendly) Replaced carpet in master bedroom and 2 nd bedroom Installed plantation shutters

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