

Frequently Asked Questions

REASON FOR SELLING	Selling investment
TOTAL AREA	113 sqm
YEAR BUILT	1989
UNITS IN COMPLEX	6
STRATA PLAN	LOT 1 SP35735
CAR SPACE NUMBER AND BASEMENT	1 x secure car space
DATE OF PURCHASE	August 2025
OWNER OCCUPIED/TENANTED	Vacant
KITCHEN	Electric cooktop
HOT WATER SYSTEM	Electric
AIR CONDITIONING	Split system in living area and main bedroom
INTERNET	NBN available to connect
COUNCIL RATES	TBA
BODY CORP RATES	\$1,283 per quarter (approx) = \$98 per week
SINKING FUND BALANCE	TBA
RENTAL ESTIMATE	\$760 to \$800 per week
SCHOOL CATCHMENT	Kingscliff Public School - 1.4 km away Kingscliff High School - 1.9 km away
ADDITIONAL INFORMATION	<ul style="list-style-type: none"> • Just steps to the sand in a tightly held beachside pocket • Spacious dual-level layout filled with natural light • Open plan living flows seamlessly to a private sunlit balcony • Well-appointed kitchen with ample bench space and storage • Two bedrooms plus a separate study or guest retreat • Main bedroom complete with ensuite and walk-in robe

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.