

# Frequently Asked Questions

REASON FOR SELLING	Selling investment
TOTAL AREA	355 sqm total
YEAR BUILT	2016
UNITS IN COMPLEX	16
STRATA PLAN	LOT 2 SP100349
CAR SPACE NUMBER AND BASEMENT	2 car garage + storage
OWNER OCCUPIED/TENANTED	Tenanted
LEASE EXPIRY DATE	22 <sup>nd</sup> November 2026
CURRENT RENT	\$1,200 per week
KITCHEN	Bosch dishwasher Smeg oven Smeg gas cooktop
HOT WATER SYSTEM	Instant electric
AIR CONDITIONING	Fujitsu ducted AC
POOL	Yes shared pool
INTERNET	NBN available
COUNCIL RATES	\$824.80 per quarter
BODY CORP RATES	\$3,278 per quarter = \$252 per week (approx)
SINKING FUND BALANCE	TBA
RENTAL ESTIMATE	\$1,300 to \$1,400 per week
SCHOOL CATCHMENT	Kingscliff High School - 2 km away Kingscliff Public School - 2.8 km away Independent Schools St Anthony's Primary School - 3 km away
ADDITIONAL INFORMATION	Dual living potential with a private downstairs retreat Resort-style amenities including a pool, gym and BBQ area Boutique complex of just 16 residences Moments to Kingscliff Beach and the Seaside shopping precinct

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.