

# Frequently Asked Questions

## 32 Surf Street Kingscliff

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|---|--|
| LAND SIZE                               | 666m2  |
| COOKTOP                                 | Westinghouse induction   |
| SOLAR ENERGY                            | 3.5kw - 12 panels  |
| HOT WATER SYSTEM                        | Heat pump around the side of the laundry   |
| AIR CONDITIONING                        | 1x split system in downstairs living area<br>1x split system in main bedroom (concealed unit)  |
| FRIDGE CAVITY MEASUREMENTS AND PLUMBING | 176cm H x 70cm D x 81cm W and not plumbed  |
| ZONING                                  | Low Density Residential  |
| INSURANCE                               | \$4,535.64 per annum - RACQ  |
| COUNCIL RATES                           | \$4300 per annum   |
| RENTAL ESTIMATE                         | \$1,150 to \$1,250 per week  |
| SCHOOL CATCHMENT                        | St Anthony's Primary School - 1.97km<br>Kingscliff Public School - 2.41km  |
| SECURITY/ALARM SYSTEM                   | Crimsafe screens in downstairs bedroom   |
| FEATURES                                | <ul style="list-style-type: none"> <li>• Cross ventilation</li> <li>• Downstairs bathroom – natural stone with micro-cement render</li> <li>• Terazo in upstairs bathroom floor – walls are mosaic ceramic tile Japanese</li> <li>• Pull out cupboard in kitchen for coffee station</li> </ul>   |
| FLOOD RESILIENT MEASURES                | <ul style="list-style-type: none"> <li>• Exterior: stormwater infiltration pit installed by plumber in backyard</li> <li>• Exterior: heat pump hot water system is flood resilient (and reduces energy bills by 80%)</li> <li>• Garage: metal shelves are bolted to the wall – store all valuable and non-waterproof items high on shelves</li> <li>• Laundry: no low cabinetry. There are removable plinths acting as 'false cabinets.' The wall between laundry and bathroom has no wall sheeting on laundry side (exposed hardwood frame).</li> <li>• Ground floor bathroom: all walls are waterproofed to full height (not just in shower which is standard) and microcement finish applied. High storage cabinet installed. External wall, where ledge is, was converted to double brick.</li> <li>• Ground floor living: kitchenette has curtain face which is removable</li> <li>• Ground floor general: polished concrete floors are flood resilient</li> <li>• Ground floor general: door to bedroom and bathroom are face fixed sliding to avoid having to replace a door jamb and architrave. Sliding door mechanism up high.</li> <li>• Ground floor general: powerpoints are elevated where possible</li> </ul> |
| RENOVATIONS<br>2019 - 2024              | <ul style="list-style-type: none"> <li>• New timber windows at the front and door</li> <li>• Front pergola and decks</li> <li>• Polished timber flooring</li> <li>• All bathroom renovation</li> <li>• Full kitchen renovation</li> <li>• New square set corners in all rooms</li> <li>• Curtains and blinds installed</li> <li>• New lights and electrical wiring throughout property</li> <li>• New fans</li> <li>• Interior re-painted</li> <li>• Rendered outside and new paint externally</li> <li>• Laundry fully renovated</li> <li>• Solar panels installed (2016)</li> <li>• New fence at the end of driveway and also the right side of property</li> <li>• Airconditioning installed (2023)</li> <li>• Meter box upgrade (2024)</li> <li>• Polished concrete in downstairs area</li> </ul>  |

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.