

Frequently Asked Questions

2/17 Tamarind Avenue, Bogangar

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| REASON FOR SELLING | Downsizing |
| YEAR BUILT | 1982 |
| DATE OF PURCHASE | May 2018 |
| OWNER OCCUPIED/TENANTED | Owner occupied |
| COOKTOP | Electric |
| SOLAR ENERGY | 8 panels |
| HOT WATER SYSTEM | Solar with electric backup system (there is a button on wall on second level to start it) |
| AIR CONDITIONING | 1x split system upstairs |
| INTERNET | Yes - NBN available |
| ZONING | Low Density Residential |
| COUNCIL RATES | \$2,959 per annum |
| BUILDING INSURANCE | \$3,100.52 per annum (2/3 of total cost shared with duplex neighbour) |
| BUILDING AND PEST AVAILABLE | Yes |
| SCHOOL CATCHMENT | Bogangar Public School - 1.21km Kingscliff High School - 6.87km Pottsville Beach Public School - 5.44km |
| RENTAL ESTIMATE | \$1,100 to \$1,200 per week |
| FEATURES | Coastal Lifestyle: Steps from Cabarita Beach, shops, and cafés, embracing a laid-back, beachside living Versatile layout for families, multi-generational living, or investment opportunities Comfort Year-Round: Ceiling fans, air conditioning, and light-filled rooms for a relaxed coastal atmosphere Low Maintenance: Designed for easy upkeep with private outdoor areas for entertaining and unwinding |

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.