

Frequently Asked Questions

1316/27-37 Bells Boulevard, Kingscliff

REASON FOR SELLING	Moving into a care facility
TOTAL AREA	184m2
YEAR BUILT	2005
UNITS IN COMPLEX	41
OWNER OCCUPIED/TENANTED	Owner occupied
COOKTOP	Gas
HOT WATER SYSTEM	Electric
AIR CONDITIONING	Ducted
POOL	Yes in complex
ZONING	Dual Use - Residential / Tourist
COUNCIL RATES	\$2,537.85pa or \$48.80pw
WATER RATES	Included in body corporate rates
BODY CORPORATE RATES	\$3,805pq or \$292.69pw (approx)
BODY CORPORATE MANAGER	BCS strata
SINKING FUND BALANCE	Admin \$172,178.47 Capital Works \$360,748.59
PET FRIENDLY	No
SCHOOL CATCHMENT	Kingscliff High School - 1.26km Kingscliff Public School - 1.73km St Anthony's Primary School - 2.09km
RENTAL ESTIMATE	Holiday Rental \$69,178 P/A Permanent \$850 - \$900 P/W
OTHER FEATURES	<ul style="list-style-type: none"> • Top-floor apartment with ocean views in the exclusive Bale Resort. • Modern kitchen with premium Miele appliances and gas cooktop. • Luxurious master suite with balcony access and spa ensuite. • Resort amenities: heated pool, spa, sauna, BBQ area, and lounge. • Prime location near Salt Village dining, Coolangatta, and Byron Bay.

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.