

# Frequently Asked Questions

## 27 Viking Street Kingscliff

LAND SIZE	872.6m2
HOUSE SIZE	326m2
YEAR BUILT	2007
BUILDER	Civic Steel Homes
OWNER OCCUPIED/TENANTED	Owner occupied
COOKTOP	Gas
HOT WATER SYSTEM	Solar
GARDEN IRRIGATION	Yes
RAIN WATER TANK	10,000 LTR (Bushman TT2300) Gravity dispersal (no pump)
INTERNET	Yes
ZONING	Low density residential
POOL	Solar Heated Salt Pool 4m x 10m
SOLAR	New system installed in 2023 with 25yr warranty on panels and 10yr warranty on Inverter
RENTAL ESTIMATE	\$1,400 - \$1,450 per week
OTHER FEATURES	Parkland across the road Views to Byron Bay' Sound of the Ocean at night + cool sea breezes So close to Cudgen Surf Club, Beach and Kingscliff Village Citrus Trees and Kaffir Lime trees to enjoy Low maintenance gardens

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.