

# Frequently Asked Questions

## 36a Seaside Drive, Kingscliff

REASON FOR SELLING	Selling investment
TOTAL AREA	251.6m2
YEAR BUILT	2019
DATE OF PURCHASE	August 2016 (land was bought)
OWNER OCCUPIED/TENANTED	Vacant
COOKTOP	Gas
SOLAR ENERGY	5kw system, 20 panels
HOT WATER SYSTEM	Gas at the side of the property
AIR CONDITIONING	Ducted
POOL	Saltwater, heated
FRIDGE CAVITY MEASUREMENTS AND PLUMBING	185cm H x 95cm W x 60cm D and it is plumbed for water
INTERNET	Yes - NBN available
ZONING	Residential
SCHOOL CATCHMENT	Kingscliff High School - 2.12km Kingscliff Public School - 2.77km
RENTAL APPRAISAL	\$1,250 to \$1,300 per week
SECURITY/ALARM SYSTEM	<ul style="list-style-type: none"><li>• Security camera and doorbell at entrance</li><li>• Crimsafe front door screen</li></ul>
INCLUSIONS/FEATURES	<ul style="list-style-type: none"><li>• Rain water tank - 2,000L</li><li>• Large storage cupboards in laundry area</li><li>• Curtains and blinds</li><li>• Fans</li><li>• Alfresco area with shutters</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.