

Frequently Asked Questions

2/3 Ozone Street, Kingscliff

TOTAL AREA	261m ²
YEAR BUILT	Completed December 2024
BUILDER	Mint construction
DEVELOPER	Harmoni developments
DESIGNER	Impact building designs
INTERIOR DESIGNER	Poppy design
UNITS IN COMPLEX	4
DATE OF PURCHASE	February 2023
OWNER OCCUPIED/TENANTED	Vacant
COOKTOP	Smeg induction cooktop
AIR CONDITIONING	Ducted
RAIN WATER TANK	Yes, underground 3,000L
COUNCIL RATES	\$875 per quarter or \$67.31 per week
BODY CORPORATE RATES	\$1,795 per quarter or \$138.08 per week
RENTAL ESTIMATE	\$1,250 to \$1,350 per week
HOLIDAY RENTAL ESTIMATE	• Off peak -\$4,200 per week (\$600 to \$700 per night) • Mid peak -\$5,950 per week (\$850 to \$900 per night) • On peak -\$7,700 per week (\$1,100 per night)
SCHOOL CATCHMENT	St Anthony's Primary School - 1.5km Kingscliff High School - 2.25km
ADDITIONAL FEATURES	• Premium Smeg Appliances: Integrated dishwasher, sleek induction cooktop, built-in oven, and stylish rangehood for a seamless, high-end kitchen experience. • Architecturally Designed Luxury: Boutique collection of 4 homes featuring sophisticated design, premium finishes, and natural timber flooring throughout. • Prime Location & Convenience: Minutes from New Tweed Hospital, close to Gold Coast International Airport, and a short stroll to Kingscliff's vibrant village with cafes, restaurants, and boutiques.

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.