

# Frequently Asked Questions

## 1314/9 Gunnamatta Avenue Kingscliff

REASON FOR SELLING	Selling investment
TOTAL AREA	66m2
YEAR BUILT	2004
UNITS IN COMPLEX	215
DATE OF PURCHASE	September 2017
OWNER OCCUPIED/TENANTED	Holiday rental
COOKTOP	Electric
HOT WATER SYSTEM	Electric
HOT WATER LOCATION	Centralised system - individually metered
AIR CONDITIONING	1x split system in living area
POOL	Yes 2x pools
FRIDGE CAVITY MEASUREMENTS AND PLUMBING	120cm D x 77cm W x height of ceiling and not plumbed for water
INTERNET	Yes - NBN available
BODY CORPORATE RATES	\$3,794.54 per quarter
COUNCIL RATES	\$2,500 per annum approximately
PET FRIENDLY	No
SCHOOL CATCHMENT	Kingscliff High School - 1.43km Kingscliff Public School - 1.96km
RENTAL ESTIMATE	\$500 - \$600 per week approximately
HOLIDAY LETTING RENTAL ESTIMATE	\$16,973.26 per annum or \$326 per week approximately
INCLUSIONS	Fully furnished
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
SECURITY/ALARM SYSTEM	Secure building, fob only access

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.