

REASON FOR SELLING	Relocating
TOTAL AREA	190 sqm
YEAR BUILT	2008
STRATA PLAN	LOT 2 SP80016
DATE OF PURCHASE	March 2024
OWNER OCCUPIED/TENANTED	Owner occupied
AIR CONDITIONING	Yes
INTERNET	NBN ready
COUNCIL RATES	\$3,300 per annum (approx)
SHARED INSURANCE	Share of Annual Building Insurance - \$2,413.28 (38.2% of \$6,317.50)
BUILDING AND PEST AVAILABLE	No
RENTAL ESTIMATE	\$800 - \$850 per week (approx)
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No

Additional Information or works completed:

Since May 2024

- Brand new air conditioning and hot water system
- Freshly painted throughout – interior and exterior
- Security screens installed on the ground floor
- New lighting and ceiling fans installed throughout
- Stylish new kitchen and laundry upgrades
- Updated tapware and door hardware throughout the home
- Modern new curtains and blinds
- Newly built timber deck and pergola – perfect for outdoor entertaining
- Carpet replaced with durable hybrid flooring
- Comprehensive pest treatment completed