

TOTAL AREA	59sqm
YEAR BUILT	2006
UNITS IN COMPLEX	340
STRATA PLAN	LOT 90 STRATA PLAN 77971
CAR SPACE NUMBER AND BASEMENT	1 Car Space
OWNER OCCUPIED/TENNANTED	Private use
COOKTOP	Electric cooktop
AIR CONDITIONING	Yes 1 Unit
POOL	2 Shared pools & Heated Spa
INTERNET	Yes
COUNCIL RATES	\$2536 pa (Approximately)
BODY CORP RATES	\$9,248 pa (Approximately) - includes water & gas usage (hot water is gas fired)
SHARED INSURANCE	Included in Body Corp Rates
PET FRIENDLY	No
SECURITY & ALARM SYSTEM	Secure complex with key card
ESTIMATED RETURNS	\$25,000 net per annum

Additional Information or works completed:

- Freshly painted internally in 2024
- Top floor position overlooking pool

Inclusions List

316/9-13 Dianella Drive, Casuarina

- Lounge/sofa bed
- 2 x Side tables & lamps
- Coffee table
- Tv
- Tv Cabinet
- Side table and two wicker chairs
- Side table
- Buddha & rock ornament
- Microwave
- Assorted pots & pans
- Toaster
- Kettle
- Sets of 4 cups, plates and crockery
- Sets of 4 glassware
- Salad bowl
- LG Washing/dryer machine
- Iron
- Clothes hoist
- Ironing board
- Sunbeam kettle
- BBQ
- Table + 2 x wicker seats
- Mirror
- Assorted artworks