

4/2 Nunyar Court, Ocean Shores

Frequently Asked Questions

What is the price guide?	\$850,000 - \$935,000
Bed Bath Car	3 2 1
Method of sale	Private Treaty
What is the land size?	309sqm
Why are the owners selling?	Relocating
Is the furniture included?	Refer to contract of sale
When was the property built?	1997
When was the property purchased?	2014
What is the zoning?	R3: Medium Density Residential
What is the aspect of the property?	E
Permanent Rental estimate?	\$850 - \$900 per week approx.
Is the property tenanted/Owner occupied?	Tenanted, lease expires 17/12/2026
What are the Council rates?	\$3,368 per year approx.
What are the body corporate/community title fees?	\$6,000 per year approx.
How many properties are in the complex/community title?	Four
What is in the sinking fund?	\$20,567.60 as of 30/09/2025
Are there car spaces included in the title?	One
Are there any easements on the land?	Refer to contract of sale
Is the property sewered or septic?	Sewered
Is the cooktop gas, electric or induction?	Electric
Is a solar system installed?	No
Is there air conditioning?	Yes
Are there recent AGM minutes?	Yes, available upon request
Is there a pest inspection report?	Yes, available upon request
Has the property ever been flooded?	No

Agent

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McGrath

We believe the information contained in this brochure is accurate; however, all figures are subject to change and interested parties should rely upon their own enquiries. No warranty or representation is given, either expressly or implied, by the vendor or the vendor's agents.

Rental estimates are provided as a guide only based on comparable rental data. We reserve the right to review this figure.