

# 31/2 Langi Place, Ocean Shores

## Frequently Asked Questions

What is the price guide?	\$975,000
Bed   Bath   Car	3   2   1
Method of sale	Private Treaty
What is the internal and external size?	146m <sup>2</sup> internal   54m <sup>2</sup> external
Why are the owners selling?	Relocating
When was the property built/renovated?	1973
When was the property purchased?	2024
What is the zoning?	R3: Medium Density Residential
What is the aspect of the property?	N/E
Permanent rental estimate?	\$700 - \$800 per week approx.
Is the property tenanted/Owner occupied?	Owner occupied
What are the strata levies?	\$6,328 per year approx.
Are there any easements on the land?	Refer to contract of sale
What are the council rates?	\$3,628 per year approx.
How many properties are in the complex?	33
Is the property sewerred or septic?	Sewered
What is in the sinking fund?	\$76,500
Is a solar system installed?	No
Is the cooktop gas, electric or induction?	Electric
Are pets allowed in the complex?	Yes, subject to committee approval
Is there air conditioning?	No
Are there fans installed?	Yes, throughout
Is there anything that is not council approved?	No
Has the property ever been flooded?	No