

Property Summary

Apartment Size	Internal: 43sqm Balcony: 5sqm Parking: size TBC Laundry: 2.6sqm Total: 50.5sqm
Age of building	Built in 1970's
Any major works	Floorboards, painting, new carpet, new toilet and new door handles
Construction type	Brick with concrete tile roofing
Units in block	9
Sinking fund approx	\$175,542.01 as at 6 th November 2023
Strata Manager	BCS Strata Management Pty Ltd
Property's aspect	West
Renovated year	2023
Water rates	\$173pq
Council rates	\$404pq
Strata levies	\$1,085pq
Rental estimate	\$630 - \$680 per week
Owner occupied, tenanted or vacant	Vacant
Reason for selling	Investment
Air conditioning	Yes
Gas or electricity	Gas
Foxtel, ADSL, NBN?	NBN

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Security alarm system	No
Pet friendly	Subject to approval from owners corporation
Storage	Separate laundry with some storage space
Parking situation	Single car space
Visitor Parking	No
Common area	Yes – clotheslines
Location	150m to a hotpot of seaside cafes, bars brasseries and restaurants, 230m to the beach, superb surfing and beach walk to Long Reef, 700m to town centre shopping, 930m to express B-Line city buses and a short stroll to Dee Ocean Pool and headland trail to North Curl Curl.
Features	<ul style="list-style-type: none">- Rare one bedroom apartment - ideal first home or investment- Bright open living and dining space with engineered timber flooring- Easy flow to covered balcony capturing views and afternoon sun- Modernised kitchen with timber benchtops and gas stove- Extra-large bedroom with mirrored built-ins and easterly aspect- Stylish contemporary bathroom with shower over bath- High ceilings with LED lighting, new carpet and freshly painted- Set within a boutique full brick building of nine- Carport, separate lock-up laundry with extra storage space

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