

Property information sheet.

105/2-10 Coolgardie Street, Elanora

Why are you selling?	Moving elsewhere
When was the complex built?	1989
What is the aspect?	North facing
Is the unit vacant, owner occupied or tenanted?	Owner occupied
How many townhouses are in the complex?	180
Is the townhouse sewerred or septic?	Sewered
Is there solar energy? If so, how many panels?	No
What type of hot water system do you have?	Electric
Where is the hot water unit located?	Outside, located behind the laundry
Is there water storage?	No
Is there air conditioning?	Yes, brand new fully ducted air conditioning with zone control
Is there an internet connection?	Yes, Broadband is available
How much money is in the sinking fund?	\$134,480.59 as at 4 th March 2022
Is there security?	The property has security screens on the lower level and the complex has onsite security and secured gates
Are pets allowed?	Subject to body corporate approval
Is there a building and pest report available?	Yes
What school catchment is the unit in?	Elanora State School & Palm Beach-Currumbin High School
What work/s have been completed?	Yes, this property was fully renovated in 2021
What is the revised rental estimate?	\$700 - \$750 per week
What amenities are in the complex?	Two in ground pools with BBQ facilities and heated spa, function room/club house, two tennis courts, beach volleyball court

Rates & Levies

Council Rates	Water Rates	Strata Levies
\$1,742 pa approx.	\$1,445 pa approx.	\$95.04 p/w (Inclusive of admin + sinking fund & insurance)

DISCLAIMER: Whilst all details in this information sheet have been carefully prepared and are believed to be correct, no warranty can be given either expressly or implied by the vendors or their agents. Intending users must rely on their own enquiries. Rental estimate is prepared on comparable rental data. We reserve the right to review this figure.