

Unit 2105 Island Street (Lot 163) , South Stradbroke, QLD  
4216

Sold - 17/10/2022

Unit 1  1 



## SOLD OFF MARKET - 1 Bedroom Marina Apartment

### FREQUENTLY ASKED QUESTIONS

#### Q -WHAT COMES WITH THE UNIT?

A- All of the furniture is including in most units: bed, bedside tables, lamps, coffee table, art work, fridge, microwave, cutlery, plates, glassware, kitchen utensils, blanket box, TV, Outdoor Table & Chairs

#### Q -WHAT ARE THE COSTS?

A -There are 5 Body Corporates on the Island. Depending on what Body Corporate depends on the costs.

The body corporate structure is under the BUGTA act NOT the BCCM act.

Ranging approx from just over \$10,000 up to \$13,000 per annum for the smaller units.

The Lodges are approx. \$17,000 and 4 bedroom homes approx. \$25,000 Plus Council Rates (approx. \$2,500 - \$3,000).

Included in the Body Corporate is water, power, sewerage, gas (gas not included in the Eco Villas body corporate, they are on bottled gas)

#### Q -WHAT IS THE ROI?

A - These are lifestyle units. You can permanently let them (\$200 - \$360 per week) or holiday let them (\$170 - \$370 per night) or live in them. Our agency does not manage rentals on the island. You can investigate AirBNB, Stayz or talk to the resort to see what they charge to put a unit in the let pool. These figures quoted are loose figures and not reflective of individual units please do your own research.

#### Q -CAN I HAVE A DOG?

A- No Service dogs may have different rules please refer to By Laws.

#### Q -HOW OLD ARE THE UNITS?

A- Couran Cove opened in 1998

### ACKNOWLEDGEMENT OF BODY CORPORATE

#### Listed By

The Office

Phone: (07) 5593 0044

#### Open for Inspection

By Appointment.

