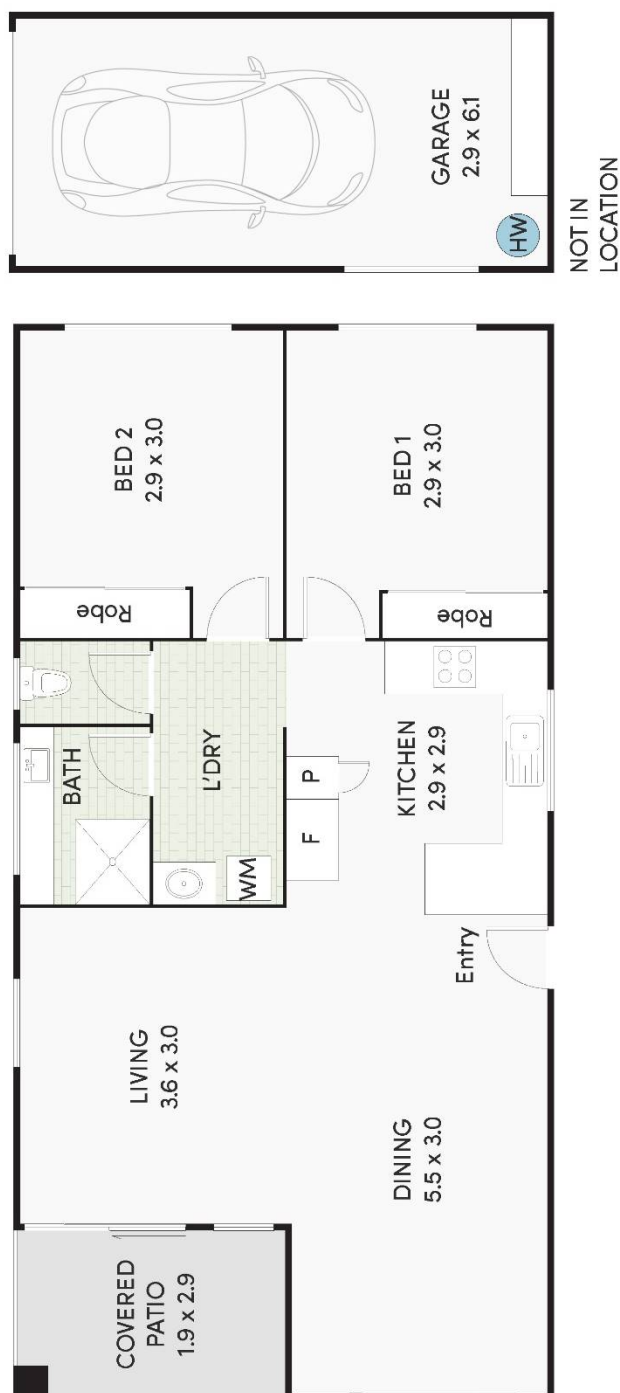


## RECENT SALES

Address	Bed	Bath	Car	Block	Sale	Sale Date
2/69 Duporth Avenue Maroochydhore	2	1	1	46m2	\$580,000	22/05/25
8/3 Kirsten Court Maroochydhore	2	1	1	94m2	\$606,000	01/02/25
10/3 Kirsten Court Maroochydhore	2	1	1	100m2	\$610,000	01/04/25



5/3 Kirsten Court, MAROOCHYDORE

INTERNAL: 67m<sup>2</sup> | EXTERNAL: 6m<sup>2</sup> | GARAGE: 18m<sup>2</sup> | TOTAL: 91m<sup>2</sup>

ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser. **Floor Plan by RealEstateFloorPlans.com.au**

2		1		1		
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code  
PROPERTY GROUP

**Listing Address: Unit 5/3 Kirsten Court, Maroochydore**

**GENERAL DETAILS**

Lot No.	<input type="checkbox"/> L5
Plan No.	<input type="checkbox"/> BUP10834
Land Size	<input type="checkbox"/> 96m2
Floor Size	<input type="checkbox"/> 91m2 Total
Year Built	<input type="checkbox"/> 1991
Builder	<input type="checkbox"/> Unknown
Easements	<input type="checkbox"/> Nil
Solar Panels	<input type="checkbox"/> Nil
Water Tank	<input type="checkbox"/> Nil
Pool Filtration + Size	<input type="checkbox"/> Nil
Alarm System	<input type="checkbox"/> Nil
Cooking Power (Stovetop / Oven)	<input type="checkbox"/> Electric Cooktop/Electric Oven
Hot Water	<input type="checkbox"/> Electric
Cooling & Heating	<input type="checkbox"/> Fans
Council Bin Services	<input type="checkbox"/> Friday — General Waste + Recycling/Garden
Qld Govt. School Catchment Zone	<input type="checkbox"/> P-Y6 Maroochydore SS, Y7-12 Maroochydore SHS
Council Rates	<input type="checkbox"/> \$2,780 pa
Current Water Rates	<input type="checkbox"/> \$1,466 pa

**BODY CORPORATE DETAILS**

Strata Manager	<input type="checkbox"/> Whittles Strata Managers
Contact	<input type="checkbox"/> (07) 5409 3400
Community Title Scheme No. + Name	<input type="checkbox"/> Kirsten Place CTS 4720
Administration Fund	<input type="checkbox"/> \$1,754 pa
Sinking Fund	<input type="checkbox"/> \$1,117 pa
Insurance Levy	<input type="checkbox"/> NA
TOTAL (per year)	<input type="checkbox"/> \$2,870.40
Balance of Sinking Fund	<input type="checkbox"/> Refer to BCCM Statement

**CURRENT TENANCY DETAILS**

Lease Type	<input type="checkbox"/> NA
Term	<input type="checkbox"/> NA
Current Weekly Rent	<input type="checkbox"/> NA
Bond	<input type="checkbox"/> NA
Management	<input type="checkbox"/> NA
Estimated Rental Appraisal	<input type="checkbox"/> \$500 to \$550pw (eligible for rent increase 10/01/26)

**CHATTELS**

Included Chattels	<input type="checkbox"/> Clothes Dryer
Excluded Chattels	<input type="checkbox"/> Not Specified

**Disclosure:** Although we have made every effort to ensure the accuracy of the information presented in this statement, all details provided are approximate and of a general nature. No responsibility is taken for any error, omission, or misstatement. All interested parties must satisfy themselves about the property by doing their own inspections, surveys, verification, tests, and searches. Furthermore, we recommend that all interested buyers obtain independent legal advice about the contract, before signing.