

BEACH HOUSE #36

for sale



Beach House #36

36/4 Red Gum Road, Boomerang Beach NSW 2428



Dan Ling

Licensed Real Estate Agent
Lic # 20443498



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www.mobys.com.au

4 Red Gum Road,



Boomerang Beach NSW 2428



Beach House #36



Enjoy A Relaxed Beachside
Holiday Lifestyle...

Three bedrooms

Two Bathrooms

Kitchen/living area

Laundry

Fully furnished

Car parking

Alfresco deck

Free-standing

REDUCED
\$459,000



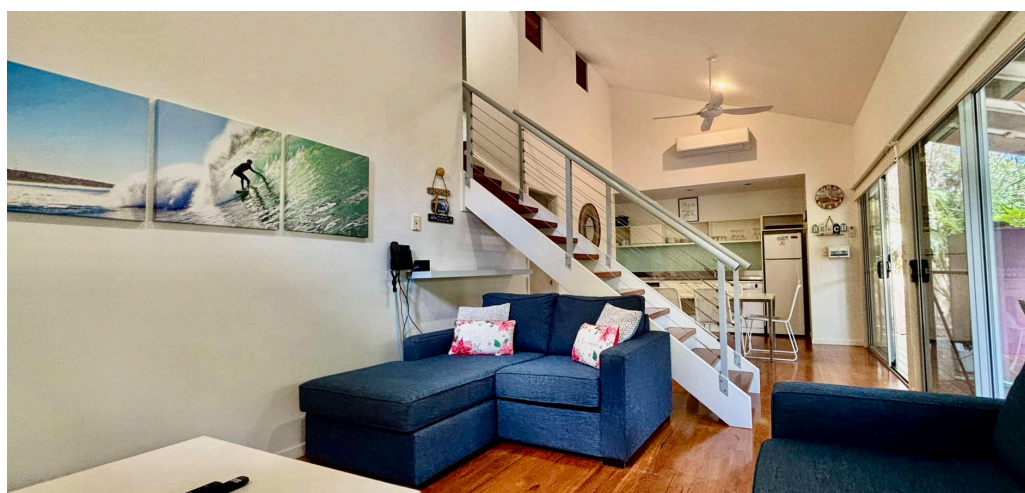
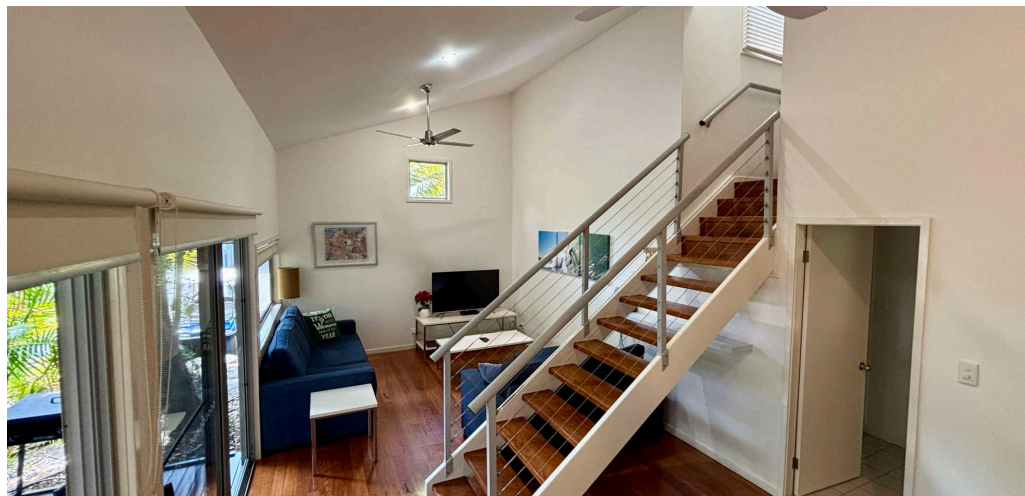
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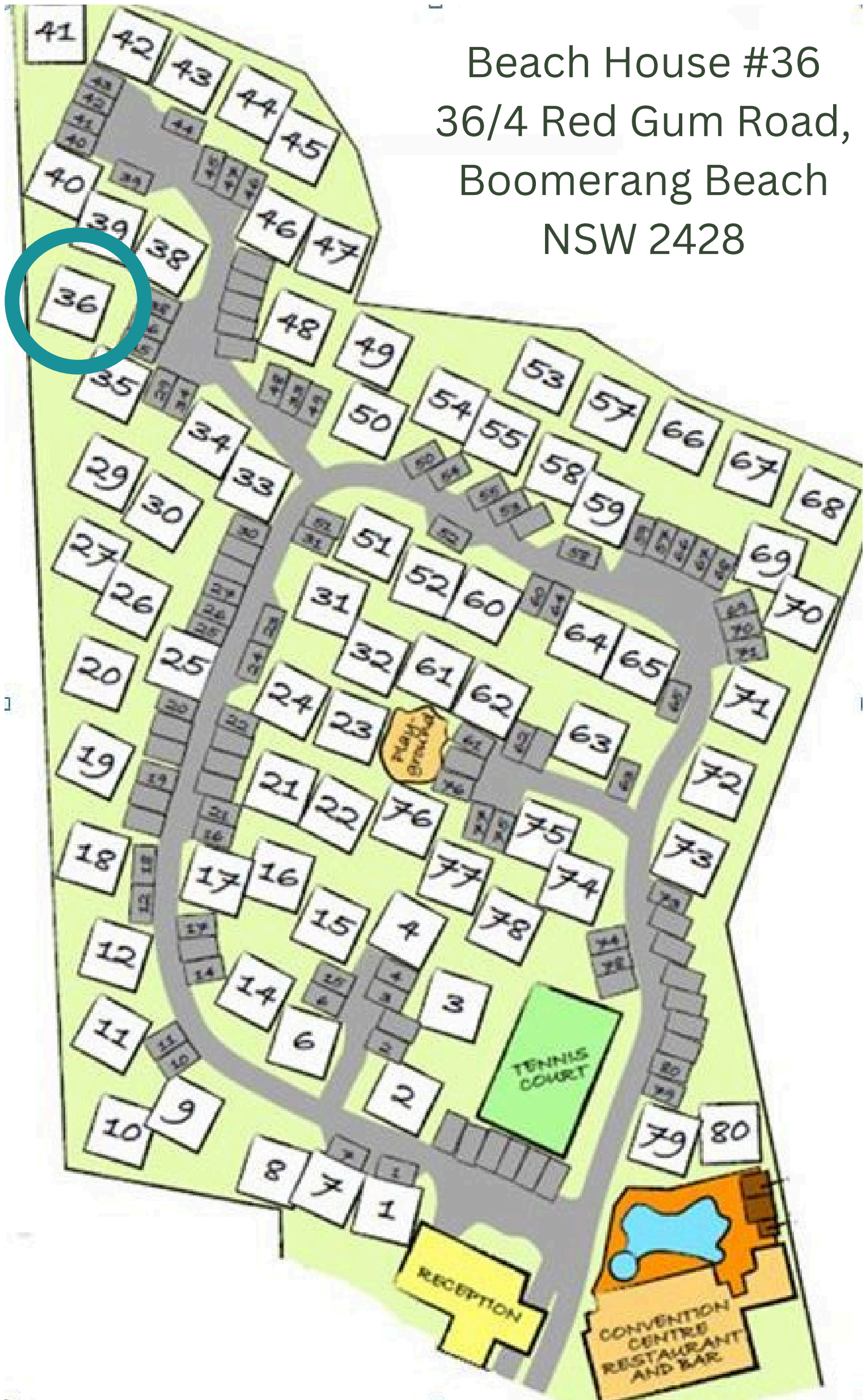
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Location

Beach House #36
36/4 Red Gum Road,
Boomerang Beach
NSW 2428





General Information

Beach House #36 has a modern contemporary style.

The beach house is free-standing, features beautiful Australian hardwood flooring and stainless steel kitchen benchtops and the alfresco deck provides a private oasis for you to relax on after a day at the beach.

The beach house is comes completely furnished and has an additional split system air conditioner installed upstairs for extra comfort.

The resort features a fully licensed restaurant, function centre, heated lagoon pool, spa and tennis court. The facilities and surroundings are ideal for conferences, weddings and many other functions.

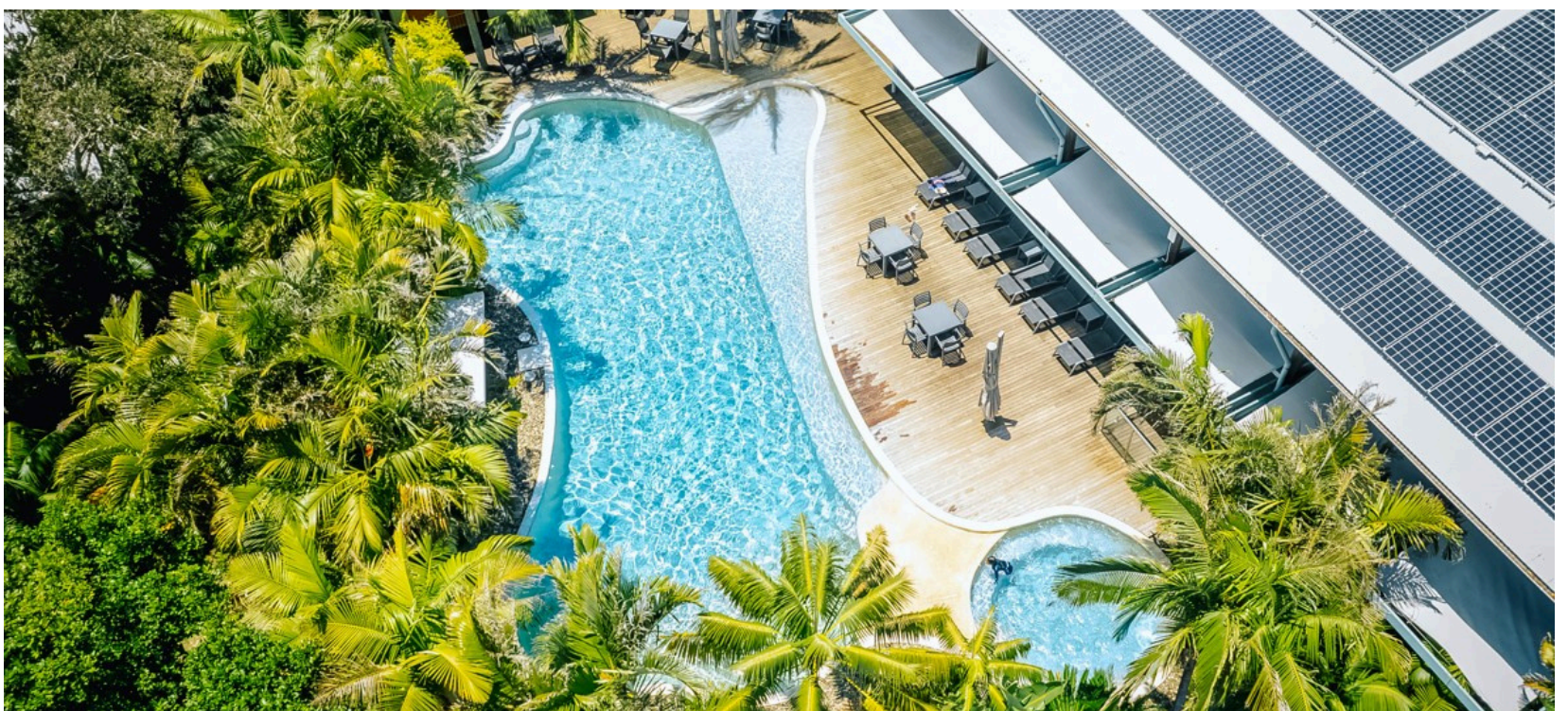
All Mobys Beach house owners are members of a Community Association.

The community title means owners have shared ownership of facilities on community property and Torrens Title over your specific lot.

Each beach house owner looks after their own water rates, council rates, insurance costs and are required to pay levies (which include electricity and WIFI) to the community association on a quarterly basis.

As a Mobys Beach house owner you have the flexibility to choose when you'd like to stay throughout the year, though you are limited to using your beach house a maximum 112 days per calendar year and 28 days is the maximum number of nights that you can stay at one time.

An annexure enclosed shows the associated costs of belonging to the Mobys Beachside Retreat leasing pool. These expenses are subtracted from any income that the beach house generates and the balance is paid to you monthly.



Aerial shot of Swimming pool, spa and restaurant/bar located within the resort



Annexure

Mobys Beachside Retreat
ANNEXURE 1 COMMISSION AND EXPENSES

All listed Fees and Charges are GST Exclusive

| | |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| Management Letting Commission | 17% of Rent |
| Servicing Costs and Cleaning | 1 Bedroom Unit \$86.59 2 Bedroom Unit \$99.28 3 Bedroom Unit \$122.41 |
| Laundry and Consumables | 1 Bedroom Unit \$33 2 Bedroom Unit \$66 3 Bedroom Unit \$99 |
| Credit Card Fee (Owners Use Only) | 1.5% on all Cards |
| Financial Service Costs and Exterior Commissions Paid by the Letting Agent to a Third Party for The Introduction of Occupants of the Owner's Lot | At cost |
| Repairs and Maintenance | At cost plus the Letting Agent's Service Fee |
| Materials for Repairs and Maintenance | At Cost |
| Waste Collection and Removal | \$2.50 per Occupied Night |
| Pest Control | At Cost plus Letting Agent's Service Fee |
| Letting Agent's Service Fee | \$80 per Hour or Part Thereof |
| Maximum Spend for Repairs, Replacements or Maintenance Without Prior Owner Permission | \$500 |