

# 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



 02 6591 0000

 [www.mobys.com.au](http://www.mobys.com.au)

4 Red Gum Road,

 Boomerang Beach NSW 2428





Enjoy A Relaxed Beachside  
Holiday Lifestyle...

Three bedrooms

Two Bathrooms

Kitchen/living area

Laundry

Fully furnished

Car parking

Alfresco deck

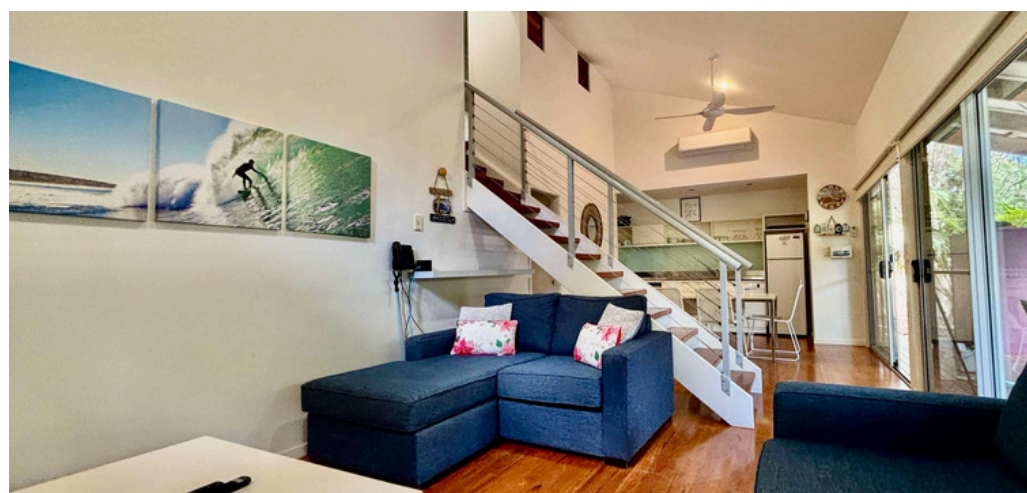
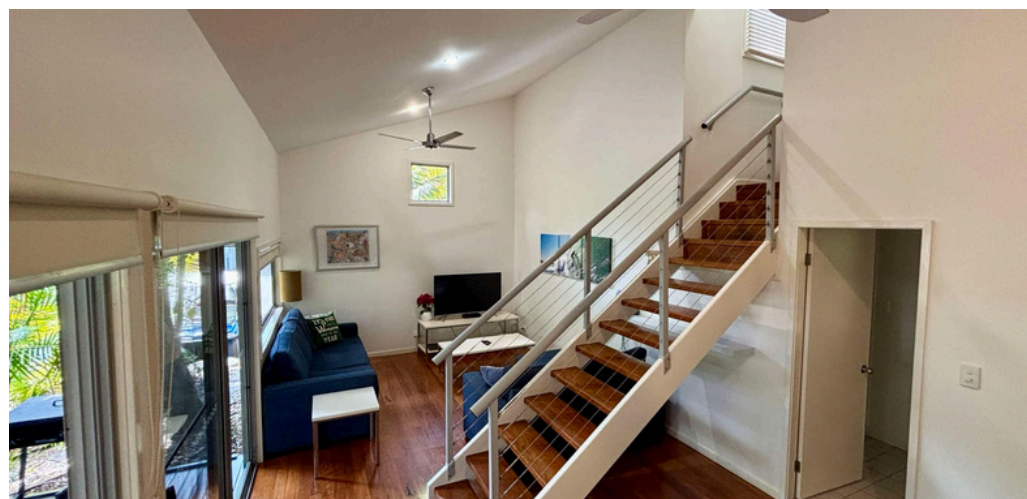
Free-standing

GUIDE PRICE **\$479,000**

📞 02 6591 0000

💻 [www.mobys.com.au](http://www.mobys.com.au)

📍 4 Red Gum Road,  
Boomerang Beach NSW 2428

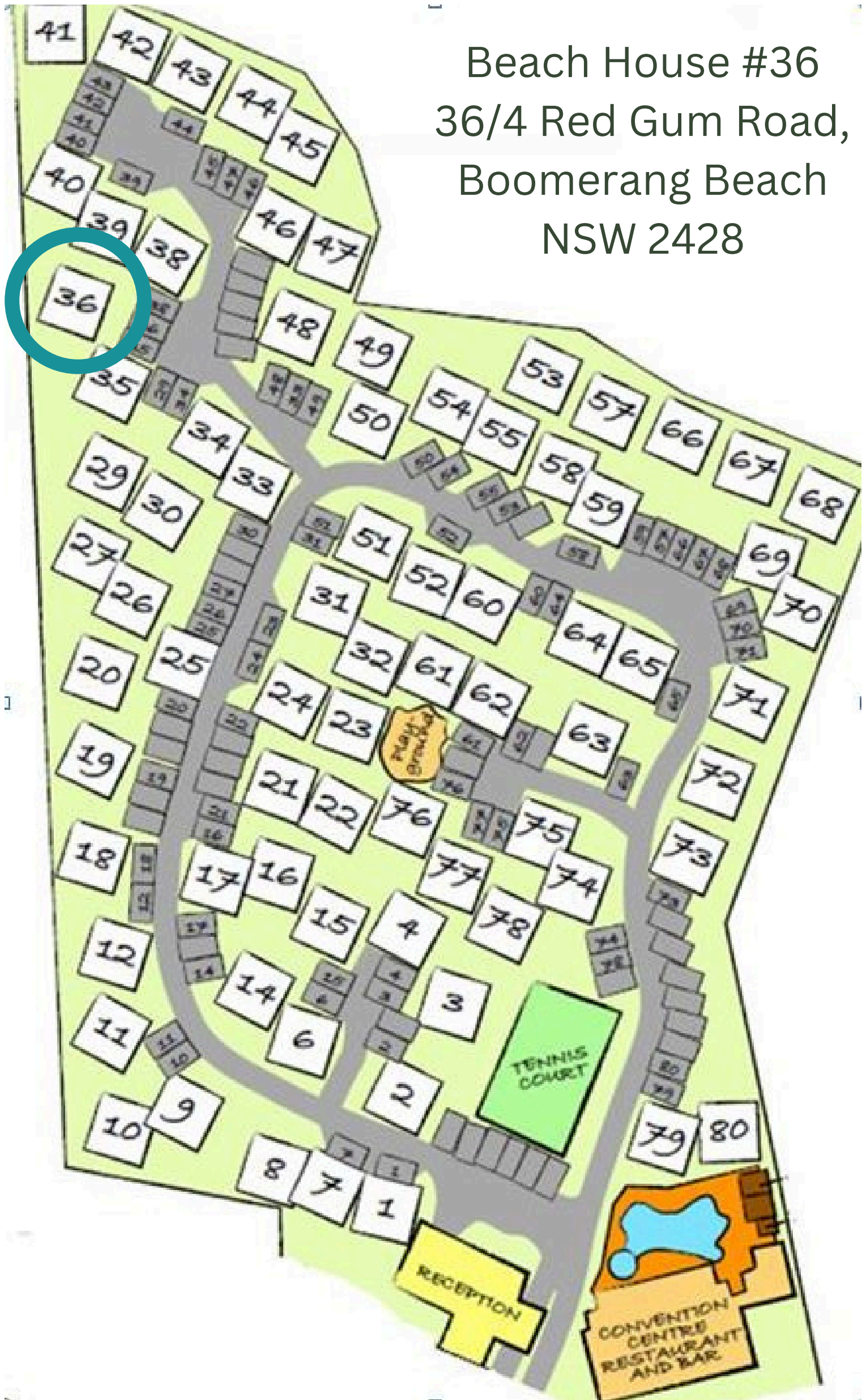






Location

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.

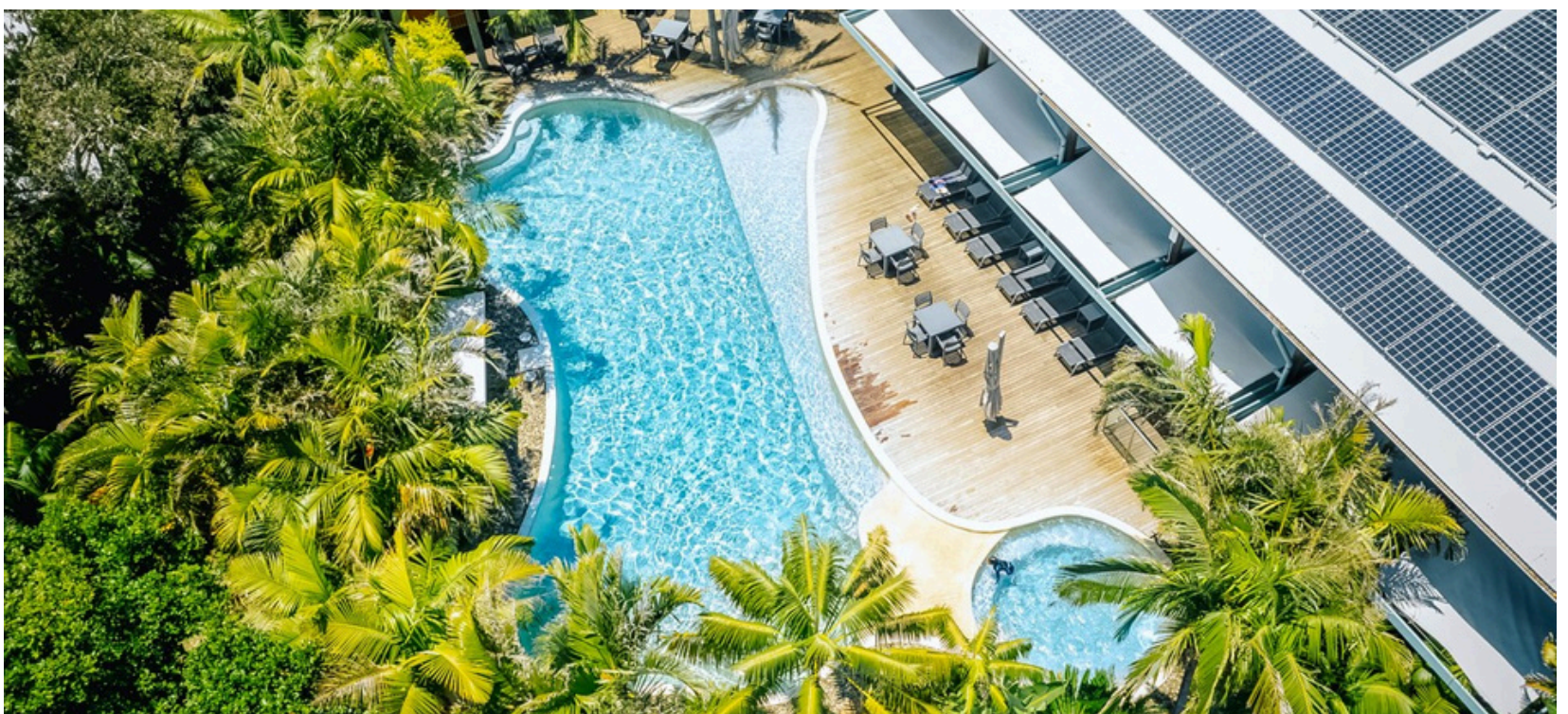
All Mobys Beach house owners are members of a Community Association.

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