

Frequently Asked Questions

15 Peppermint Place, Banora Point

McGrath

REASON FOR SELLING	Selling investment
TOTAL AREA	Total area: 886m2
TITLE	The property is on one title, with two addresses (main residence and secondary dwelling)
YEAR BUILT	1994
DATE OF PURCHASE	April 2016
OWNER OCCUPIED/TENANTED	Vacant
HOT WATER SYSTEM	Electric 400 l (approx 3 years old)
AIR CONDITIONING	2 x split systems
POOL	Lagoon style, saltwater swimming pool with spa jets
INTERNET	NBN available
COUNCIL RATES	\$3,800 per annum, approx. (Shared with 15A Peppermint Place) Water rates - approx. \$2800 per annum (Shared with 15A Peppermint Place)
RENTAL ESTIMATE	\$1150-\$1250 per week (approximately)
SECURITY	Fully fenced, gated, security doors and screens (downstairs)
PEST REPORT AVAILABLE	Yes
BUILDING REPORT AVAILABLE	Yes Identified safety hazards are being rectified Some minor defects have been rectified
SCHOOL CATCHMENT	Centaur Public School - 0.6km away Banora Point High School - 0.6km away St James Primary School - 1.5kms away St Joseph's College - 1.5km away
SMOKE ALARMS	Statement of Compliance, January 2025
UPGRADES SINCE 2016	Bathrooms, powder rooms, carpets, blinds, fans, electrical, roof restoration/paint, facade, patio and gazebo roofs, air-conditioning, kitchen bench and some appliances, hot water, entry gates

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15a Peppermint Place, Banora Point
(Secondary dwelling)

McGrath

REASON FOR SELLING	Selling investment
YEAR BUILT	2017 - council approved as a secondary dwelling
DATE OF PURCHASE	April 2016 - Additional add on
OWNER OCCUPIED/TENANTED	Tenanted
LEASE EXPIRY DATE	Periodic lease
CURRENT RENT	\$470 per week (original tenant since built in 2017)
KITCHEN	Esatto Oven Schott Ceran Electric cooktop
AIR CONDITIONING	1 x split system in living room
WATER TANK	Plumbed into house for laundry/toilet
COUNCIL RATES	Shared with 15 Peppermint Place
RENTAL ESTIMATE	\$600-\$650 per week (approximately)
SECURITY	Security screens and doors, gated, fully fenced
BUILDING REPORT AVAILABLE	Yes
PEST REPORT AVAILABLE	Yes
SMOKE ALARMS	Statement of compliance, February 2025
UTILITIES	Separately metred for power. Shared water with 15 Peppermint Place
SCHOOL CATCHMENT	Centaur Public School - 0.6km away Banora Point High School - 0.6km away St James Primary School - 1.5kms away St Joseph's College - 1.5km away