Frequently Asked Questions

1/11 Parkland Place, Banora Point

REASON FOR SELLING	Selling investment
TOTAL AREA	324 sqm
YEAR BUILT	1996
DATE OF PURCHASE	August 2023
OWNER OCCUPIED/TENANTED	Tenanted
LEASE EXPIRY DATE	4th September 2025
CURRENT RENT	$750 per week
COOKTOP	Electric
SOLAR ENERGY	No
HOT WATER SYSTEM	Electric in laundry
AIR CONDITIONING	Yes - 1x split system in living area
INTERNET	Yes - NBN avaliable
ZONING	Low Density Residential
COUNCIL RATES	$2,500.84 per annum
WATER RATES	$228.45 per quarter for both duplex's
SHARED INSURANCE	$3,534 per annum for both duplex's
BUILDING AND PEST AVALIABLE	Pest inspection avaliable
SCHOOL CATCHMENT	Banora Point Public School - 0.71km St Joseph's College - 1.73km Banora Point High School - 1.84km
RENTAL ESTIMATE	$720 - $770 per week
ADDITIONAL INFORMATION	• Roof work completed 2025 • Aircon installed 2024 • Fans with remotes installed 2024 • New lights throughout the property installed 2024 • New towel rails installed 2024 • Interior painted 2023 • New carpet 2023

Whilst all details in this information sheet have been carefully prepared and are believed to be correct, no warranty can be given either expressly or implied by the vendors or their agents. Intending users must rely on their own enquiries. * Rental estimate is prepared on comparable rental data. We reserve the right to review this figure.

McGrath