

# Frequently Asked Questions

## 1/3-7 Monterey Avenue

### Banora Point

REASON FOR SELLING	Relocating
TOTAL AREA	289m2
UNITS IN COMPLEX	18
YEAR BUILT	1994
DATE OF PURCHASE	March 2022
OWNER OCCUPIED/TENANTED	Owner occupied
COOKTOP	Induction
SOLAR ENERGY	No
HOT WATER SYSTEM	Electric
HOT WATER LOCATION	Right hand side of patio
AIR CONDITIONING	3x split systems
FRIDGE CAVITY MEASUREMENTS AND PLUMBING	177cm H x 60cm D x 73cm W and not plumbed for water
INTERNET	Yes
ZONING	General residential
COUNCIL RATES	\$2,721.86 per annum
BODY CORPORATE RATES	\$675 per quarter
SINKING FUND BALANCE	\$52, 468.46 as of the 29/02/2024
PET FRIENDLY	Yes, upon body corporate approval
SCHOOL CATCHMENT	Centaur Public School - 0.63km Banora Point High School - 0.74km
RENTAL ESTIMATE	\$650 - \$700 per week
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
TERMITE BARRIER	Chemical barrier done by body corporate
Additional information	<ul style="list-style-type: none"><li>• Hybrid timber flooring</li><li>• Interior painted</li><li>• Aircon installed in bedrooms</li><li>• Full bathroom renovation</li><li>• Curtains and blinds installed</li><li>• New appliances installed</li></ul>

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.