

Frequently Asked Questions

2/33 Birkdale Court, Banora Point

McGrath

REASON FOR SELLING	Selling investment
TOTAL AREA	320 sqm - internal 148 sqm + external 172 sqm
YEAR BUILT	Circa 1993
DATE OF PURCHASE	2017
OWNER OCCUPIED/TENANTED	Vacant
KITCHEN	Westinghouse electric cooktop & oven, Dishlex dishwasher
HOT WATER SYSTEM	Dux electric 250L
AIR CONDITIONING	Yes, reverse cycle in living area
FRIDGE CAVITY AND MEASUREMENTS	H 178cm W 85 cm D 60 cm (Please check measure yourself)
INTERNET	NBN ready
COUNCIL RATES	\$2,959.45 per annum
WATER RATES	Shared \$176.89 per quarter, your portion \$88.45 per quarter
SHARED INSURANCE	Shared \$2,318.23 per annum, your portion \$1,159.12 per annum
SCHOOL CATCHMENT	Centaur Public School 0.7 km away Banora Point High School 0.7 km away St James' Primary School 0.5 km away
RENTAL ESTIMATE	\$750 - \$800 per week
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	Air-conditioning in main bedroom does not work
SECURITY AND ALARM SYSTEM	Security screens & doors
ADDITIONAL INFORMATION	Recently painted New carpet Separate laundry Single lock up garage Garden shed Outdoor patio Access to walking paths