

Frequently Asked Questions

1/2 Amaroo Drive Banora Point

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| REASON FOR SELLING | Relocating |
| TOTAL SIZE | 343m2 |
| INTERNAL SIZE | 140m2 |
| YEAR BUILT | 1989 |
| UNITS IN COMPLEX | 2 |
| DATE OF PURCHASE | September 2023 |
| OWNER OCCUPIED/TENANTED | Owner occupied |
| COOKTOP | Bosch Induction |
| SOLAR ENERGY | 6kw system |
| HOT WATER SYSTEM | Electric |
| HOT WATER LOCATION | In laundry cupboard |
| AIR CONDITIONING | Ducted (reverse cycling) |
| FRIDGE CAVITY MEASUREMENTS AND PLUMBING | 174cm H x 74cm D x 87cm W and not plumbed for water |
| INTERNET | Yes - NBN available |
| ZONING | Low density residential |
| COUNCIL RATES | \$2,797.70 per annum |
| WATER RATES | \$137.18 per quarter for both duplexs |
| SHARED INSURANCE | \$1,905.22 per annum for both duplexs |
| SCHOOL CATCHMENT | Centaur Public School - 0.88km Banora Point High School - 0.89km |
| RENTAL ESTIMATE | \$750 - \$850 per week |
| IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK | No |
| ADDITIONAL INFORMATION | <ul style="list-style-type: none">• Full kitchen renovation• Full bathroom renovation• Installed hybrid timber flooring• New interior paint• Ensuite bathroom renovation• Solar panels installed• Fans installed• Outdoor blinds and motorised blinds installed• New hot water system• New carpet installed |

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.