

Frequently Asked Questions

REASON FOR SELLING	Relocating
TOTAL AREA	508 sqm
YEAR BUILT	Approximately 1983
DATE OF PURCHASE	Aug 2016
OWNER OCCUPIED/TENANTED	Owner occupied
KITCHEN	Main Residence: Renovated in 2020, featuring a Westinghouse freestanding gas cooktop and oven, range hood, and Beko dishwasher Secondary Living Zone: Whirlpool gas cooktop, oven, and range hood
HOT WATER SYSTEM	Two electric hot water systems located under the stairs
AIR CONDITIONING	Main Residence: Air conditioning in living area and main bedroom. Secondary Living Zone: Air conditioning in living/dining area.
POOL	Yes – salt chlorinated pebblecrete pool. Pool shed completed in 2021. *The pool is non-compliant and will be sold as is.
SOLAR	Solar panels approximately 6.0kW installed in 2021
INTERNET	NBN ready
COUNCIL RATES	\$3,337.26 per annum
WATER RATES	\$509.78 per quarter
RENTAL ESTIMATE	Main Residence (3 bed, 2 bath, 2 car): \$1,100 to \$1,200 per week Secondary Living Zone (2 bed, 2 bath, 2 car): \$800 to \$900 per week Combined (5 bed, 4 bath, 4 car): \$1,700 - \$1,800 per week *Rental estimates are based on the property's current configuration. Council approval for separate occupancy has not been confirmed. Buyers are advised to make their own enquiries.
SCHOOL CATCHMENT	Burleigh Heads State School 1.4 km away Varsity College 4.1 km away Miami State High School 4.2 km away
BUILDING & PEST REPORT	Yes
ADDITIONAL INFORMATION	Dual entrances offer excellent flexibility, with the property currently configured as two private living zones. These areas can be used separately or as one combined home, with internal access between both zones. High raked ceilings and wood-look tiled flooring feature in the main living and dining area. Outdoor entertaining includes a covered patio with ceiling fan (roof installed in 2021), fully AstroTurfed surrounds for low-maintenance living, and an undercover BBQ area. Retaining wall replaced in 2018. Security screens and blinds throughout both dwellings. European-style laundry located in the secondary living zone. *The home is currently arranged for dual living, however formal council approval has not been confirmed. Buyers should undertake their own due diligence.

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.