

Frequently Asked Questions

33/172 Barrier Reef Drive, Mermaid Waters

WHY ARE YOU SELLING	Downsizing Investment Portfolio
LAND SIZE	124 Sqm
YEAR BUILT	1991
HOW MANY UNITS ARE IN THE COMPLEX	57
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
IS THERE SOLAR ENERGY	No
IS THE PROPERTY TENANTED?	No
TYPE OF HOT WATER SYSTEM	Electric Hot Water System
LOCATION OF HOT WATER SYSTEM	In Rear Courtyard
IS THERE WATER STORAGE	No
AIR CONDITIONING	3 x Split Systems
POOL - SALT WATER/MAGNESIUM/CHLORINATED	No
IS FRIDGE CAVITY PLUMBED FOR WATER	Not Plumbed
MEASUREMENT OF FRIDGE CAVITY	830w x 1.7h
WHAT IS THE CEILING HEIGHT	4.2m in Dining
WHAT IS THE ZONING	Medium Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,217.92 PA Water Rates: \$1,518.12 PA
WHAT ARE THE BODY CORPORATE RATES	\$54.50 per week.
WHAT IS THE SINKING FUND BALANCE	\$7,351.15
ARE PETS ALLOWED IN THE COMPLEX	Upon Approval from Body Corporate

All parties should rely on their own investigations to validate this information as we cannot guarantee it. We have diligently and conscientiously undertaken all steps to ensure it is current and accurate, however, we do not accept any liability of any inaccuracy or misstatement.

McGrath

IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	No
SCHOOL CATCHMENT	Merrimac State High School & Miami State School
RENTAL APPRAISAL	\$750-\$800 Per Week

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