

Frequently Asked Questions

2/15 Logan Avenue, Miami

WHY ARE YOU SELLING	Relocating
INTERNAL SIZE	289m2
YEAR BUILT	1980
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
IS THERE SOLAR ENERGY	Yes - 10 panels
TYPE OF HOT WATER SYSTEM	Solar hot water
LOCATION OF HOT WATER SYSTEM	On roof
IS THERE WATER STORAGE	Yes - 1 tank
AIR CONDITIONING	4 x split systems
POOL - SALT WATER/MAGENSIUM/CHLORINATED	Saltwater
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	Open space
IS THERE INTERNET CONNECTION	Yes
WHAT IS THE CEILING HEIGHT?	2.4m in living
WHAT IS THE ZONING	Medium Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council rates: \$2,102.28 per annum Water rates: \$2,995.16 per annum
HOW MUCH IS THE SHARED INSURANCE	\$4,510.73 per annum (each duplex pays \$2,255.37)
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
ARE THERE ANY EASEMENTS ON THE LAND	No

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.

SCHOOL CATCHMENT	Prep to Year 6: Miami State School Year 7 to Year 12: Miami State High School
RENTAL APPRAISAL	\$1,300 per week
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	No

Works Completed

- Pool pump - 3 months
- Pool chlorinator - 1 month
- Extensions/modifications - 2021
- Aircon - 2021
- Turf - May 2026
- Driveway extension - 2021
- Oven + cooktop - 2021
- Solar - 2021

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