

Frequently Asked Questions

2/8 Twenty Second Avenue, Palm Beach

WHY ARE YOU SELLING	Upsizing
APARTMENT SIZE	73 m²
YEAR BUILT	1985
HOW MANY UNITS ARE IN THE COMPLEX	9
WHAT IS THE CAR SPACE NUMBER FOR THE UNIT	2
PURCHASE PRICE FOR THE CURRENT OWNER	\$247,500
WHEN DID THE SELLER PURCHASE THE PROPERTY	June 2012
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
TYPE OF HOT WATER SYSTEM	Electric Hot Water System 50L
LOCATION OF HOT WATER SYSTEM	Hallway cupboard
IS THERE WATER STORAGE	No
AIR CONDITIONING	1x split system
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	800mm wide x 1.7m high
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT?	2.4m
WHAT IS THE ZONING	Medium Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,466 approx per annum. Water Rates: \$1,537 approx per annum.

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.

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WHAT ARE THE BODY CORPORATE RATES	Body Corporate: approx. \$87 per week.
WHAT IS THE SINKING FUND BALANCE	\$70,449.66
ARE PETS ALLOWED IN THE COMPLEX	Upon Body Corporate approval
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	No
IS THE PROPERTY IN A FLOOD ZONE	Yes
SCHOOL CATCHMENT	Palm Beach State School - prep to year 6 Palm Beach-Currumbin State High School - year 7 to year 12
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	Security Building

Works Completed/Additional Information

Block out blinds - 2012

Bathroom renovation - 2016

Ceiling fans installed - 2018

4.6kw airconditioning installed in lounge/dining area - 2024

50L Electric hot water system installed - 2025

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