

Frequently Asked Questions

21 Mahogany Drive, Palm Beach

WHY ARE YOU SELLING	Relocating
LAND SIZE	771m ²
YEAR BUILT	1983
WHEN DID THE SELLER PURCHASE THE PROPERTY	2009
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Induction
IS THERE SOLAR ENERGY	Yes - 8KW
TYPE OF HOT WATER SYSTEM	Electric Hot Water System
LOCATION OF HOT WATER SYSTEM	Rear of home
IS THERE WATER STORAGE	Water tank (3,000L) with pump
AIR CONDITIONING	3 x Split System Air Conditioners
POOL - SALT WATER/MAGENSIMUM/CHLORINATED	Saltwater
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes
MEASUREMENT OF FRIDGE CAVITY	950W x 1.7H (Please check measure yourself)
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT?	3.6m Raked Ceiling
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$3,212.08 per annum Water Rates: \$1,999.16 per annum
IS THERE A BUILDING & PEST REPORT AVAILABLE	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.

ARE THERE ANY EASEMENTS ON THE LAND	No
SCHOOL CATCHMENT	Palm Beach State School: Prep to Year 6 Elanora State High School: Year 7 to Year 12
RENTAL APPRAISAL	\$1,400 per week
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	Yes – Security Cameras
IS THERE A TERMITE BARRIER	No.

Works Completed/Additional Information

The flyover and solar system were installed 1 year ago.
 Bathrooms were refreshed 1 year ago.
 A/C in the bedrooms was replaced 3 years ago.
 The sand filter was replaced 5 years ago.
 The garage was converted 10 years ago.
 The kitchen was renovated 10 years ago.
 The front entry and door were replaced 10 years ago.
 A/C was installed in the dining area 10 years ago.
 Lights and fans were updated throughout the living and kitchen areas 10 years ago.
 The house was rendered 10 years ago.
 Bedroom flooring was replaced 10 years ago.
 Blinds were installed in the living area 10 years ago.
 A full internal repaint was completed 10 years ago.
 Mirrored robes were fitted in the bedrooms 10 years ago.

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