

# Frequently Asked Questions

1/121 Laguna Avenue, Palm Beach

WHY ARE YOU SELLING	Relocating
LAND SIZE	127m <sup>2</sup>
YEAR BUILT	2006
WHEN DID THE SELLER PURCHASE THE PROPERTY	23 Feb 2007
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
LOCATION OF HOT WATER SYSTEM	Left side of property
IS THERE WATER STORAGE	No
AIR CONDITIONING	3x Split systems
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	900w x 1.7h
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT	2.5m living
WHAT IS THE ZONING	Medium Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$3,028.94 pa, Water Rates \$2,074.88 pa
HOW MUCH IS THE SHARED INSURANCE	\$1,185.07 pa
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
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.*

**McGrath**

IS THE PROPERTY IN A FLOOD ZONE	Yes
SCHOOL CATCHMENT	Currumbin State School - Prep to year 6 Palm Beach-Currumbin State High School - Year 7 to year 12
RENTAL APPRAISAL	Rental Appraisal: \$1,300 - \$1,400 per week
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	Aircon in bottom bedroom
IS THERE A SECURITY SYSTEM	Alarm system installed - not in use
INCLUSIONS	All pots with plants in the garden and statues

## Works Completed/Additional Information

Bathrooms - 3 years

Kitchen - 3 years

Full internal & external repaint - 3 years

New flooring downstairs - 3 years

New carpet upstairs - 3 years

Plantation shutters in bathroom & front door - 3 years

Aircon in upstairs lounge - 2 years

Aircon in master - 4 years

Ceiling fans - 3 years

Oven - 5 years

Dishwasher - 7 years

Insinkerator - 2 years

Custom bookcase - 3 years

Powder room renovated - 3 years

New internal doors & handles - 3 years

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