

Frequently Asked Questions

2/35 Magnoli Circuit, Palm Beach

WHY ARE YOU SELLING	Relocating
LAND SIZE	214 sqm
YEAR BUILT	2017
WHEN DID THE SELLER PURCHASE THE PROPERTY	2022
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Gas
IS THERE SOLAR ENERGY	No
TYPE OF HOT WATER SYSTEM	Gas
IS THERE WATER STORAGE	Left Side of Courtyard
AIR CONDITIONING	Ducted Airconditioning - Zoned
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes Plumbed
MEASUREMENT OF FRIDGE CAVITY	7m Wide x 1.9m Height
WHAT IS THE CEILING HEIGHT	2.6 m Downstairs, 2.5m Upstairs
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$4,603.86 pa Water Rates: \$1,293.88 pa
HOW MUCH IS BODY CORPORATE	\$2,150 pa
WHAT IS THE SINKING FUND	TBC
ARE PETS ALLOWED IN THE PROPERTY	Upon Body Corporate approval
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	No
SCHOOL CATCHMENT	Palm Beach State School, Palm Beach-Currumbin High School
RENTAL APPRAISAL	\$1,250 - \$1,300 per week

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.

IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	Yes

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