

# Frequently Asked Questions

903/2 Mawarra Street, Palm Beach

WHY ARE YOU SELLING	Downsizing investment portfolio
INTERNAL SIZE	96 sqm
YEAR BUILT	2023
HOW MANY UNITS ARE IN THE COMPLEX	80
IS THE PROPERTY TENANTED?	Yes
WHEN DOES THE TENANTS LEASE EXPIRE	March 2025
WHAT DO THE CURRENT TENANTS PAY FOR RENT	\$1,250 per week
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
IS THERE INTERNET CONNECTION	Yes
AIR CONDITIONING	Ducted - zoned
IS FRIDGE CAVITY PLUMBED FOR WATER	Integrated fridge
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$5,179.94 per annum Water Rates: \$1,359.12 per annum
WHAT ARE THE BODY CORPORATE RATES	\$115.65 per week
WHAT IS THE SINKING FUND BALANCE	\$76,015.03 AS AT 27 NOVEMBER 2024
ARE PETS ALLOWED IN THE COMPLEX	Upon Body Corporate approval
ARE THERE ANY EASEMENTS ON THE LAND	No
SCHOOL CATCHMENT	Prep to Year 6: Palm Beach State School Year 7 - Year 12: Palm Beach Currumbin State High School
RENTAL APPRAISAL	\$1,250 per week
IS THERE A SECURITY SYSTEM	Security building

*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**