

# Frequently Asked Questions

36/56-70 Guineas Creek Road, Currumbin Waters

WHY ARE YOU SELLING	Downsizing Investment Portfolio
LAND SIZE	160 sqm
YEAR BUILT	1990
HOW MANY UNITS ARE IN THE COMPLEX	68
PURCHASE PRICE FOR THE CURRENT OWNER	\$470,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	2006
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Induction
IS THERE SOLAR ENERGY	No
TYPE OF HOT WATER SYSTEM	EHWS
LOCATION OF HOT WATER SYSTEM	In hallway cupboard
IS THERE WATER STORAGE	No
AIR CONDITIONING	4x split systems
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	Integrated
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT	3.3m downstairs
WHAT IS THE ZONING	Medium Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,798.34 per annum. Water Rates: \$1,666.12 per annum.
WHAT ARE THE BODY CORPORATE RATES	Approx \$151.80 per week
HOW MUCH MONEY IS IN THE SINKING FUND	(as at date of certificate): \$ 394,587.39

*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**

ARE PETS ALLOWED IN THE COMPLEX	Upon Body Corp approval
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	No
SCHOOL CATCHMENT	Prep to Year 6: Elanora State School Year 7 – Year 12: Palm Beach - Currumbin State High School
RENTAL APPRAISAL	\$1,100.00 per week
INCLUSIONS	Washer / Dryer combo
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	Security building

## Works Completed/Additional Information

Kitchen + bathrooms - 2020

Repaint inside - 2020

Window tinting - 2020

Curtains + blinds - 2020

Study nook + bar - 2024

EHWS - 7 years ago

Aircons x4 - 2020

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