

Frequently Asked Questions

1/32 Brooke Avenue, Palm Beach

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| WHY ARE YOU SELLING | Relocating |
| INTERNAL SIZE | 211 sqm |
| YEAR BUILT | 2020 |
| BUILDERS NAME | Sunland Group |
| 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 | Electric Hot Water System - 250L |
| LOCATION OF HOT WATER SYSTEM | In laundry |
| IS THERE WATER STORAGE | No |
| AIR CONDITIONING | Ducted - zoned |
| IS FRIDGE CAVITY PLUMBED FOR WATER | Yes - plumbed |
| MEASUREMENT OF FRIDGE CAVITY | 7m Wide x 1.8 High x 750 Deep (Please check measure yourself) |
| IS THERE INTERNET CONNECTION | Yes |
| WHAT IS THE ZONING | Medium Density Residential |
| WHAT ARE THE COUNCIL & WATER RATES | Council Rates: \$2,050.36 per annum Water Rates: 1,394.64 per annum |
| WHAT ARE THE BODY CORPORATE RATES | Approx \$108 per week |
| WHAT IS THE SINKING FUND BALANCE | \$438,994.84 AS AT 06 AUGUST 2024 |
| ARE PETS ALLOWED IN THE COMPLEX | Upon Body Corporate approval |
| 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.

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| 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 | \$1,400 - \$1,500 per week |
| IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK | No |
| IS THERE A SECURITY SYSTEM | No |

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