

Frequently Asked Questions

1/2 Tawarri Crescent, Burleigh Heads

WHY ARE YOU SELLING	Downsizing
LAND SIZE	241m ²
YEAR BUILT	1996
WHEN DID THE SELLER PURCHASE THE PROPERTY	2006
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
TYPE OF HOT WATER SYSTEM	Electric Hot Water System
LOCATION OF HOT WATER SYSTEM	In Studio
IS THERE WATER STORAGE	No
AIR CONDITIONING	1 x Split System
IS FRIDGE CAVITY PLUMBED FOR WATER	No
MEASUREMENT OF FRIDGE CAVITY	760W (Please check measure yourself)
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT?	2.4M in living
WHAT IS THE ZONING	Medium Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,844 approx per annum Water Rates: \$1,110 approx per annum
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	No
SCHOOL CATCHMENT	Burleigh Heads State School (Prep - Year 6) Miami State High School (Year 7 - Year 12)
RENTAL APPRAISAL	\$1000 - \$1050 per week
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	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 THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	Yes

Works Completed/Additional Information

Main bathroom renovated (2016)
 Existing timber flooring removed and replaced throughout (2016)
 Garage converted into a self-contained studio with bathroom (2021)
 Exterior of the home freshly painted (2025)
 Boundary fence freshly painted (2025)
 Main living area and kitchen freshly painted (2025)