

# Frequently Asked Questions

3/63 Leyte Avenue, Palm Beach

|                                             |                                                                      |
|---------------------------------------------|----------------------------------------------------------------------|
| WHY ARE YOU SELLING                         | Downsizing Investment Portfolio                                      |
| LAND SIZE                                   | 63 m <sup>2</sup>                                                    |
| YEAR BUILT                                  | 1976                                                                 |
| HOW MANY UNITS ARE IN THE COMPLEX           | 4                                                                    |
| WHEN DID THE SELLER PURCHASE THE PROPERTY   | 11 July 1992                                                         |
| IS THE PROPERTY TENANTED?                   | No                                                                   |
| IS THE PROPERTY SEWERED OR SEPTIC           | Sewered                                                              |
| IS THE COOKTOP GAS, ELECTRIC OR INDUCTION   | Electric                                                             |
| IS THERE SOLAR ENERGY                       | No                                                                   |
| TYPE OF HOT WATER SYSTEM                    | Electric Hot Water System 125L                                       |
| LOCATION OF HOT WATER SYSTEM                | In cupboard                                                          |
| IS THERE WATER STORAGE                      | No                                                                   |
| AIR CONDITIONING                            | 1x split system                                                      |
| IS THERE INTERNET CONNECTION                | Unsure                                                               |
| WHAT IS THE CEILING HEIGHT                  | 2.4m                                                                 |
| WHAT IS THE ZONING                          | Medium Density Residential                                           |
| WHAT ARE THE COUNCIL & WATER RATES          | Council Rates: \$3,471 per annum.<br>Water Rates: \$1,579 per annum. |
| WHAT ARE THE BODY CORPORATE RATES           | \$88.46 per week.                                                    |
| WHAT IS THE SINKING FUND BALANCE            | \$ 26,564.63 as at 1 August 2025                                     |
| 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                    | <p>Currumbin State School - Prep to year 6</p> <p>Palm Beach-Currumbin State High School - Year 7 to year 12</p> |
| RENTAL APPRAISAL                    | \$600 per week.                                                                                                  |
| IS THERE A SECURITY SYSTEM          | No                                                                                                               |

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