

# Frequently Asked Questions

## 41 Langport Parade, Mudgeeraba

WHY ARE YOU SELLING	Downsizing Investment Portfolio
LAND SIZE	704m <sup>2</sup>
YEAR BUILT	1998
WHEN DID THE SELLER PURCHASE THE PROPERTY	14 April 2024
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
IS THERE SOLAR ENERGY	Yes
TYPE OF HOT WATER SYSTEM	Electric Hot Water System - 125L
LOCATION OF HOT WATER SYSTEM	Left Side Property
IS THERE WATER STORAGE	No
AIR CONDITIONING	3x split systems
IS FRIDGE CAVITY PLUMBED FOR WATER	Not Plumbed
MEASUREMENT OF FRIDGE CAVITY	830 wide
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$3,232.96 per annum, Water Rates: \$1,633.56 per annum
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	No
IS THE PROPERTY IN A FLOOD ZONE	No
SCHOOL CATCHMENT	Clover Hill State School - Prep to year 6 Robina State High School- Year 7 to year 12

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.

IS THERE A SECURITY SYSTEM	Yes
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## Works Completed/Additional Information

Full internal repaint - 2024  
Air conditioning in main - 2024

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