

# Frequently Asked Questions

2/24 First Avenue, Palm Beach

WHY ARE YOU SELLING	Relocating
INTERNAL	176m2
YEAR BUILT	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 - 250L
LOCATION OF HOT WATER SYSTEM	Under Stairs
IS THERE WATER STORAGE	No
AIR CONDITIONING	2 x Split Systems
IS FRIDGE CAVITY PLUMBED FOR WATER	No
MEASUREMENT OF FRIDGE CAVITY	80W x 1.73H (Please check measure yourself)
IS THERE INTERNET CONNECTION	Yes
WHAT IS THE CEILING HEIGHT?	2.4 metres
WHAT IS THE ZONING	Medium Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,525.94 per annum Water Rates: \$1,456.88 per annum
HOW MUCH IS THE SHARED INSURANCE	\$2,747 pa (each duplex pays half \$1,373.50)
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	No
SCHOOL CATCHMENT	Currumbin State School (Prep - Year 6) Palm Beach-Currumbin State High School (Year 7 - 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.*

RENTAL APPRAISAL	\$1,100 per week
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	No

## Works Completed/Additional Information

- Replacement of the hot water system - 2022
- Replacement of ceiling fans and taps
- Installation of split-system air conditioning systems - 2025

*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.*