

Frequently Asked Questions

46 Leyte Avenue, Palm Beach

WHY ARE YOU SELLING	Downsizing Investment Portfolio
LAND SIZE	508m ²
YEAR BUILT	1970
WHEN DID THE SELLER PURCHASE THE PROPERTY	2007
IS THE PROPERTY TENANTED?	Holiday Let
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
LOCATION OF HOT WATER SYSTEM	Left Side of Property
IS THERE WATER STORAGE	No
AIR CONDITIONING	2 x Split Systems
IS FRIDGE CAVITY PLUMBED FOR WATER	Not Plumbed
MEASUREMENT OF FRIDGE CAVITY	800W x 1.7H (Please check measure yourself)
WHAT IS THE CEILING HEIGHT?	2.4 metres
WHAT IS THE ZONING	Medium Density Residential & Duplex Zoned
WHAT ARE THE WATER RATES	\$1,648.64 approx per annum
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.

McGrath

RENTAL APPRAISAL	\$1,000 - \$1,100 per week
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	No

Works Completed/Additional Information

Front patio extended and retiled - 2010
Roof reconditioned, sealed and painted - 2016
Front timber fence installed and painted - 2017
Interior of the home repainted - 2022
New boundary fence installed on the left-hand side of the property - 2024
New ceiling fans installed - 2026
New downlights installed throughout the home - 2026

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