

Frequently Asked Questions

167 Townson Avenue, Palm Beach

WHY ARE YOU SELLING	Downsizing Investment Portfolio
LAND SIZE	587 sqm
YEAR BUILT	1986
WHEN DID THE SELLER PURCHASE THE PROPERTY	July 2013
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 - 6 Panels
TYPE OF HOT WATER SYSTEM	Electric Hot Water System - 80 L
LOCATION OF HOT WATER SYSTEM	In Laundry Cupboard
IS THERE WATER STORAGE	No
AIR CONDITIONING	Yes - 4 x Split Systems
IS FRIDGE CAVITY PLUMBED FOR WATER	Not Plumbed
MEASUREMENT OF FRIDGE CAVITY	880 mm Wide x 2 m Height
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$4,816.74 pa & Water Rates: \$1,810.08 pa
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
ARE THERE ANY EASEMENTS ON THE LAND	No
IS THE PROPERTY IN A FLOOD ZONE	Medium
SCHOOL CATCHMENT	Palm Beach State School & Palm Beach Currumbin High School
RENTAL APPRAISAL	\$900 - \$1,000 per week

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	No

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