

# Frequently Asked Questions

## 9 Cyclades Crescent, Currumbin Waters

WHY ARE YOU SELLING	Relocating
LAND SIZE	938m <sup>2</sup>
YEAR BUILT	1985
PURCHASE PRICE FOR THE CURRENT OWNER	\$725,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	26 February 2014
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Gas (bottled)
IS THERE SOLAR ENERGY	No
TYPE OF HOT WATER SYSTEM	Solar Hot Water System
LOCATION OF HOT WATER SYSTEM	On roof
IS THERE WATER STORAGE	No
AIR CONDITIONING	2x split systems
POOL - SALT WATER/MAGNESIUM/CHLORINATED	Saltwater
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes, plumbed
MEASUREMENT OF FRIDGE CAVITY	980 wide x 1.8 high
IS THERE INTERNET CONNECTION	Yes
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$3,658 per annum Water Rates: \$2,700 per annum
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
IS THE PROPERTY IN A FLOOD ZONE	Yes

*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.*

SCHOOL CATCHMENT	Elanora State School - prep to year 6 Elanora State High School - year 7 to year 12
RENTAL APPRAISAL	\$1,400 per week.
EXCLUSIONS	Security Cameras
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	Unsure

## Works Completed/Additional Information

Rear pergola - 2014

Pool - 2016

Full internal renovation - 2011

Extension - 2011

Full internal repaint - 2 months

Carpet - 2 months

Floors re-sanded & polished - 2023

Chlorinator - 1 year

Main bedroom airconditioning - 2 years

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**McGrath**