

Frequently Asked Questions

12 Merauke Avenue, Palm Beach

WHY ARE YOU SELLING	Upsizing
LAND SIZE	506m ²
YEAR BUILT	1980
WHEN DID THE SELLER PURCHASE THE PROPERTY	February 2021
OWNER OCCUPIER / TENANTED	Owner Occupied
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Gas
IS THERE SOLAR ENERGY	No
TYPE OF HOT WATER SYSTEM	Gas
LOCATION OF HOT WATER SYSTEM	Left Side of Property
IS THERE WATER STORAGE	No
AIR CONDITIONING	3 x Split System
POOL - SALT WATER / MAGNESIUM / CHLORINATED	Magnesium
IS FRIDGE CAVITY PLUMBED FOR WATER	No
MEASUREMENT OF FRIDGE CAVITY	904cm W x 61cm cm D x 1.71m H (Please check measure yourself)
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL RATES	Council Rates: \$3,078.86 per annum
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
ARE THERE ANY EASEMENTS ON THE LAND	No
SCHOOL CATCHMENT	Prep to Yr 6: Currumbin State School Yr7 to Yr12: Palm Beach Currumbin State High School

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	Security Cameras Alarm System Inside

Works Completed/Additional Information

Flooring - 3 Years

Walls: VJ Panels, Full Internal Painting

Kitchen Renovation & All New Appliances - 3 Years

Pool & Guest House - 6 Months

Retiled Outdoor Patio (Travertine Tiles) - 3 Months

Full Exterior Paint (Including Garage & Roof) - 3 Months

New Fence & Gate - 3 Months

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