

# Frequently Asked Questions

## 1803/2663 Gold Coast Highway, Broadbeach

|                                             |                                                                                    |
|---------------------------------------------|------------------------------------------------------------------------------------|
| WHY ARE YOU SELLING                         | Downsizing Investment Portfolio                                                    |
| APARTMENT SIZE                              | 70 m <sup>2</sup>                                                                  |
| HOW MANY UNITS ARE IN THE COMPLEX           | 231                                                                                |
| WHAT IS THE CAR SPACE NUMBER FOR THE UNIT   | B3 Number 98                                                                       |
| WHEN DID THE SELLER PURCHASE THE PROPERTY   | October 2021                                                                       |
| IS THE PROPERTY TENANTED?                   | No                                                                                 |
| IS THE COOKTOP GAS, ELECTRIC OR INDUCTION   | Electric                                                                           |
| IS THERE SOLAR ENERGY                       | No                                                                                 |
| TYPE OF HOT WATER SYSTEM                    | Run through building                                                               |
| AIR CONDITIONING                            | Ducted Airconditioning                                                             |
| IS FRIDGE CAVITY PLUMBED FOR WATER          | Not plumbed                                                                        |
| MEASUREMENT OF FRIDGE CAVITY                | 880 wide x 1.7 high                                                                |
| IS THERE INTERNET CONNECTION                | Run through building                                                               |
| WHAT IS THE CEILING HEIGHT?                 | 2.5 m                                                                              |
| WHAT IS THE ZONING                          | High density residential                                                           |
| WHAT ARE THE COUNCIL & WATER RATES          | Council Rates: \$3,529 approx per annum.<br>Water Rates: \$1,394 approx per annum. |
| WHAT ARE THE BODY CORPORATE RATES           | \$158 approx per week.                                                             |
| WHAT IS THE SINKING FUND BALANCE            | \$ 759,121.05 as at 30 June 2026                                                   |
| ARE PETS ALLOWED IN THE COMPLEX             | Upon Body Corporate Approval                                                       |
| IS THERE A BUILDING & PEST REPORT AVAILABLE | No                                                                                 |

*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

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|----------------------------|--------------------------------------------------------------------------------------------|
| SCHOOL CATCHMENT           | Broadbeach State School - prep to year 6<br>Merrimac State High School - year 7 to year 12 |
| IS THERE A SECURITY SYSTEM | Security Building                                                                          |

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