

Frequently Asked Questions

5/61-63 Hooker Boulevard, Broadbeach Waters

WHY ARE YOU SELLING	Relocating
LAND SIZE	157m ²
YEAR BUILT	1988
HOW MANY UNITS ARE IN THE COMPLEX	11
PURCHASE PRICE FOR THE CURRENT OWNER	\$665,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	11 November 2020
IS THE PROPERTY TENANTED?	No
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 125 L
LOCATION OF HOT WATER SYSTEM	In courtyard
IS THERE WATER STORAGE	No
AIR CONDITIONING	3x split systems
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes, plumbed
MEASUREMENT OF FRIDGE CAVITY	900w x 1.8h
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE ZONING	Medium Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council rates \$3,205 per annum Water rates \$1,703 per annum
WHAT ARE THE BODY CORPORATE RATES	\$60 per week approx.

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.

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ARE PETS ALLOWED IN THE COMPLEX	Upon Body Corporate approval
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
IS THE PROPERTY IN A FLOOD ZONE	Yes
SCHOOL CATCHMENT	Broadbeach State School - Prep to year 6 Merrimac State High School - Year 7 to year 12
RENTAL APPRAISAL	\$1,150- \$1,250 per week
INCLUSIONS	Barbeque
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No

Works Completed/Additional Information

Electric Hot Water System - 6 months

Deck & barbeque - 4 years

Glass fence - 4 years

Security screens - 1 year

Double window sound proofing - Master & kids room - 2 months

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