

Frequently Asked Questions

2/10 Cotinga Crescent, Burleigh Waters

WHY ARE YOU SELLING	Relocating
INTERNAL SIZE	216 sqm
YEAR BUILT	1983
HOW MANY UNITS ARE IN THE COMPLEX	4
IS THE PROPERTY 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	Electric Hot Water System 80L
LOCATION OF HOT WATER SYSTEM	Cupboard in laundry
IS THERE WATER STORAGE	No
AIR CONDITIONING	3 x split systems
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	860 wide x 1.7 high
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,238.30 per annum Water Rates: \$1,698.72 per annum
WHAT ARE THE BODY CORPORATE RATES	\$38.46 per week
WHAT IS THE SINKING FUND BALANCE	-\$1,015.36 AS AT 5 FEBRUARY 2025 - see disclosure statement
ARE PETS ALLOWED IN THE COMPLEX	Upon body corporate approval
IS THERE A BUILDING & PEST REPORT AVAILABLE	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.

ARE THERE ANY EASEMENTS ON THE LAND	No
SCHOOL CATCHMENT	Prep to year 6: Caningeraba State School Year 7 to Year 12: Miami State School
RENTAL APPRAISAL	\$900-950 per week

Works Completed

New Hot water system - August 2024

Deck stained - February 2025

Rear facade & eaves painted - September 2024

Vj panels in deck area - 2021

Timber along fence line - 2021

New fans

New criminal safe security screens in bedrooms

Pet friendly carpet installed in bedrooms - 2020

Pet friendly artificial grass

Outside copper shower

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