

Frequently Asked Questions

83 Clives Circuit Currumbin Waters QLD 4223

WHY ARE YOU SELLING	Relocating
LAND SIZE	631 m ²
YEAR BUILT	1990
PURCHASE PRICE FOR THE CURRENT OWNER	\$162,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	30 August 1994
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
IS THERE SOLAR ENERGY	Yes, 8 panels
TYPE OF HOT WATER SYSTEM	Electric Hot Water System 250L
LOCATION OF HOT WATER SYSTEM	In garage
IS THERE WATER STORAGE	No
AIR CONDITIONING	1x split system 1x Box window unit in main bedroom
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	770w
WHAT IS THE ZONING	Low Density Residential
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
ARE THERE ANY EASEMENTS ON THE LAND	No
IS THE PROPERTY IN A FLOOD ZONE	No
SCHOOL CATCHMENT	Currumbin State School - Prep to year 6 Palm Beach-Currumbin State High School - Year 7 to year 12
RENTAL APPRAISAL	\$950-\$1,000 per week.

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.

IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	Left garage door's automatic opener is not working, but the garage door is in excellent condition.
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	No

Works Completed/Additional Information

- New kitchen - this month
- New appliances - this month
- New fan in living and bedroom 3 - this month
- Full internal repaint - 1 year
- Flooring engineered timber - 1 year
- Main bathroom - 2023
- New curtains in bedrooms - this month
- Separate toilet - this month
- Ensuite - 3 months
- Barn door to ensuite - 3 months
- Full roof restoration 2023

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