

Frequently Asked Questions

44 Seventh Avenue Palm Beach

WHY ARE YOU SELLING	Relocating
LAND SIZE	405 sqm
YEAR BUILT	1980
PURCHASE PRICE FOR THE CURRENT OWNER	\$1,760,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	2025
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Induction
IS THERE SOLAR ENERGY	No
TYPE OF HOT WATER SYSTEM	Solar
LOCATION OF HOT WATER SYSTEM	On roof
IS THERE WATER STORAGE	No
AIR CONDITIONING	Ducted - Zoned
POOL - SALT WATER/MAGNESIUM/CHLORINATED	Saltwater
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes
MEASUREMENT OF FRIDGE CAVITY	970w x 1.8h (Please check measure yourself)
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT?	2.5m in living
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,741 approx per annum Water Rates: \$2,671 approx per annum
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.

ARE THERE ANY EASEMENTS ON THE LAND	No
SCHOOL CATCHMENT	Palm Beach State School Palm Beach-Currumbin State High School
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	Security Camera
IS THERE A TERMITE BARRIER	Yes
EXCLUSIONS	There is no pool equipment here (only a pool scoop)

Works Completed/Additional Information

Taj Mahal marble in kitchen
 Travertine finger tiles in kitchen
 Bosch pyrolytic oven
 Travertine stone throughout
 Crazy paving outside
 Filtered water tapware throughout
 ABI tapware throughout
 Wool carpet
 Oak floors
 All new power points and light switches

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McGrath