

# Frequently Asked Questions

## 19 Colvillea Court, Palm Beach

WHY ARE YOU SELLING	Relocating
LAND SIZE	671 sqm
YEAR BUILT	2024
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	Gas Hot Water
LOCATION OF HOT WATER SYSTEM	Side back of property
IS THERE WATER STORAGE	No
AIR CONDITIONING	Yes, ducted throughout
POOL - SALT WATER / MAGNESIUM / CHLORINATED	Magnesium
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes
IS THERE INTERNET CONNECTION	Yes - NBN
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$3,187.00 per annum Water Rates: \$1,157.32 per annum
ARE THERE ANY EASEMENTS ON THE LAND	No
SCHOOL CATCHMENT	Prep to Year 6: Palm Beach State School Year 7 to Year 12: Elanora State High School
RENTAL APPRAISAL	\$2,100 - \$2,200 per week
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	Yes
IS THERE A TERMITE BARRIER	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.*

## Additional Information

Brand new build - 2024

Smart home: security, gates, lights, air conditioning

Built in filtered water system to kitchen sink

ABI tapware, sinks, taps & toilets

Smeg appliances: cooktop, oven & dishwasher

LED strip lighting

2.7m high ceilings throughout main living areas

Acoustically designed

Travertine pavers

Space for built in bar fridge and BBQ

Wool carpets

Carved stone basins

Dry bath

Carport is high and long enough to allow for caravan storage

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**McGrath**