

Frequently Asked Questions

30A Tallebudgera Drive, Palm Beach

WHY ARE YOU SELLING	Downsizing investment portfolio
LAND SIZE	279 m ²
YEAR BUILT	2025 - Brand new
IS THE PROPERTY TENANTED	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Induction
IS THERE SOLAR ENERGY	Yes, 16kw (Battery ready up to 63kw)
TYPE OF HOT WATER SYSTEM	Instantaneous gas
LOCATION OF HOT WATER SYSTEM	Right side of the property
IS THERE WATER STORAGE	No
AIR CONDITIONING	Zoned - LG VRF system - commercial grade
POOL - SALT WATER/MAGNESIUM/CHLORINATED	Saltwater
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	Integrated
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT	3.3m in downstairs living
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
SCHOOL CATCHMENT	Palm Beach State School - Prep to year 6 Palm Beach - Currumbin State High School - Year 7 to year 12
RENTAL APPRAISAL	\$2,500 per week
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	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.

Works Completed/Additional Information

Electric fireplace
Venetian plaster throughout
Microcement - outdoor BBQ slim line built in
Nero progressive tapware
Custom cabinetry throughout
Woolen carpet
Sukabumi pool tiles
Heated spa + pool
S-fold sheer curtains throughout & block out curtains
Cabinetry in garage
Storage under house
Blackbutt timber flooring throughout

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McGrath