

Frequently Asked Questions

2/79 Tahiti Avenue, Palm Beach

WHY ARE YOU SELLING	Downsizing Investment Portfolio
LAND SIZE	293 sqm
YEAR BUILT	2016
WHEN DID THE SELLER PURCHASE THE PROPERTY	October 2020
IS THE PROPERTY TENANTED?	No
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
LOCATION OF HOT WATER SYSTEM	Outside Laundry
IS THERE WATER STORAGE	No
AIR CONDITIONING	Ducted Air Conditioning - Zoned
POOL - SALT WATER/MAGESIUM/CHLORINATED	Saltwater
MEASUREMENT OF FRIDGE CAVITY	7m Wide x 1.8m Height
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes Plumbed
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT	2.9m Ceilings
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$3,904 pa Water Rates: \$1,589 pa
HOW MUCH IS THE SHARED INSURANCE	\$3,487.75 pa
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
ARE THERE ANY EASEMENTS ON THE LAND	No
SCHOOL CATCHMENT	Palm Beach Currumbin High School & Currumbin State School

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.

McGrath

RENTAL APPRAISAL	\$1,400 - \$1,500 per week
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	Refer to BYB Report

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.