

Frequently Asked Questions

3/34 Darnel Street, Elanora

WHY ARE YOU SELLING	Downsizing Investment Portfolio
INTERNAL SIZE	91m2
YEAR BUILT	1991
HOW MANY UNITS ARE IN THE COMPLEX	4
IS THE PROPERTY TENANTED?	Yes
WHEN DOES THE TENANTS LEASE EXPIRE	Periodic agreement
WHAT DO THE CURRENT TENANTS PAY FOR RENT	\$650 per week
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
IS THERE SOLAR ENERGY	No
TYPE OF HOT WATER SYSTEM	Electric
LOCATION OF HOT WATER SYSTEM	Under the stairs in the garage
IS THERE WATER STORAGE	No
AIR CONDITIONING	2 x Split Systems
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	930W x 1.7H (Please check measure yourself)
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE ZONING	Medium Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,211 per annum Water Rates: \$1,463 per annum

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.

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WHAT ARE THE BODY CORPORATE RATES	No formal body corporate
WHAT IS THE SHARED INSURANCE	\$1,300.40 (Lot 3 contribution only)
WHAT IS THE SINKING FUND BALANCE	\$5,000
ARE PETS ALLOWED IN THE COMPLEX	Upon body corporate approval
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	No
SCHOOL CATCHMENT	Palm Beach State School (Prep to Year 6) Elanora State High School (Year 7 to Year 12)
RENTAL APPRAISAL	\$750 per week
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No

Works Completed/Additional Information

- All units have individually metered water supply.
- All original pipework has been fully replaced up to each unit.
- Roof restoration completed in 2021.
- Annual termite inspections and pest control have been consistently maintained.

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