

# Frequently Asked Questions

## 32/14 Jefferson Lane, Palm Beach

WHY ARE YOU SELLING	Downsizing
LAND SIZE	157 sqm
YEAR BUILT	1988
HOW MANY UNITS ARE IN THE COMPLEX	36
WHAT IS THE CAR SPACE NUMBER FOR THE UNIT	46 + 47
WHEN DID THE SELLER PURCHASE THE PROPERTY	1997
IS THE PROPERTY TENANTED?	No
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 Hot Water System 125L
LOCATION OF HOT WATER SYSTEM	In cupboard of stairs
IS FRIDGE CAVITY PLUMBED FOR WATER	Not Plumbed
MEASUREMENT OF FRIDGE CAVITY	770 wide x 1.7 Height
WHAT IS THE ZONING	Medium Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$7,707.32 Water Rates: \$1,778.96
WHAT ARE THE BODY CORPORATE RATES	\$160 per week
WHAT IS THE SINKING FUND BALANCE	\$148,357.94
ARE PETS ALLOWED IN THE COMPLEX	Upon Body Corporate approval
SCHOOL CATCHMENT	Currumbin State School & Palm Beach-Currumbin State High 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**

IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	Security Building

## Works Completed/Additional Information

- Electric Hot Water System Installed 2021
- Kitchen Renovated 2015
- Internal Repaint 2015
- New taps in bathroom + laundry 2022
- New toilet cisterns in main bathrooms 2015
- New rollers, locks + fittings 2015
- New ceiling lights downstairs 2026
- New carpet + paint in common area stairwell 2022

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