

# Frequently Asked Questions

2/184 West Burleigh Road, Burleigh Heads

WHY ARE YOU SELLING	Upsizing
LAND SIZE	359 m <sup>2</sup>
YEAR BUILT	1991
HOW MANY UNITS ARE IN THE COMPLEX	10
WHEN DID THE SELLER PURCHASE THE PROPERTY	2021
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Gas (bottled)
IS THERE SOLAR ENERGY	No
TYPE OF HOT WATER SYSTEM	Solar Hot Water System
LOCATION OF HOT WATER SYSTEM	Back of the property
IS THERE WATER STORAGE	No
AIR CONDITIONING	Ducted - zoned
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes, plumbed
MEASUREMENT OF FRIDGE CAVITY	820w x 1.7h
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT	3.9m raked ceiling
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE BODY CORPORATE RATES	\$47.78 per week
WHAT IS THE SINKING FUND BALANCE	\$23,600.44 as at 23 May 2025
ARE PETS ALLOWED IN THE COMPLEX	Upon Body Corporate approval

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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IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
ARE THERE ANY EASEMENTS ON THE LAND	No
IS THE PROPERTY IN A FLOOD ZONE	No
SCHOOL CATCHMENT	Burleigh Heads State School - Prep to year 6 Miami State High School - Year 7 to year 12
RENTAL APPRAISAL	\$1,150 - \$1,200 per week
INCLUSIONS	BBQ
EXCLUSIONS	Eufy cameras, pendant in dining, kitchen and main bedroom, cubby house
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	Not visible

## Works Completed/Additional Information

Front facade rendered - 2023

Wooden fence on the left side of the property - 2024

Kitchen - 3 months

Engineered timber floors - 2023

Bathrooms - 2022

Landscaping - 2025

Majority of windows - 2023

4x VELUX skylights - 2025

Full internal repaint - 2023

Travertine feature tile in kitchen island & faux fireplace - 3 months

Linen curtains - 2024

Fluted oak european laundry - 2024

Ceiling fan in living - 2024

Carpet - 2022

Ducted A/A - 2022

Storage cupboards & new wardrobes - 2024

Additional storage in attic

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