

Frequently Asked Questions

19 Chauvel Court, Currumbin Waters QLD 4223

WHY ARE YOU SELLING	Relocating
LAND SIZE	1,056 sqm
YEAR BUILT	1995
WHEN DID THE SELLER PURCHASE THE PROPERTY	2015
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	Yes
TYPE OF HOT WATER SYSTEM	EHWS
LOCATION OF HOT WATER SYSTEM	Left side of property
IS THERE WATER STORAGE	1 x water tank
AIR CONDITIONING	Ducted + 1 x split system
POOL - SALT WATER/MAGNESIUM/CHLORINATED	Saltwater
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes, plumbed
MEASUREMENT OF FRIDGE CAVITY	1 m W x 1.8 m H (Please check measure yourself)
IS THERE INTERNET CONNECTION	Yes
WHAT IS THE CEILING HEIGHT?	2.9 m dining; 3.6 m main bedroom
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council approx. \$4,476 p.a.; water approx. \$1,825 p.a.
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	Yes
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 THE PROPERTY IN A FLOOD ZONE	Yes
INCLUSIONS	Wine fridge; boat dry dock
IS THERE A SECURITY SYSTEM	Yes - 10 cameras
IS THERE A TERMITE BARRIER	No

Works Completed/Additional Information

3 x bathrooms - 2026	Direct access to beach from pontoon
Laundry - 2026	Daikin inverter ducted air con
Main bedroom - 2026	12m saltwater pool
Full internal repaint - 2026	15m deck with under storage
Carpet - 2022	Second lower deck
Kitchen - 2016	Garden shed
Pergola - 2024	3.5m pantry/storage
Internal flooring - 2016	Roof storage with attic ladder in garage
Pool renovation, deck & alfresco - 2016	Custom full frameless pool fence, 4 gates
Light switches + power points - 2026	Shadesail for 2 cars
Ceiling fans - 2024	Outdoor lighting front & back; deck lights
Front garden lights - 2026	Pool overflow drain
Solar - 2018	18 solar panels
Whole house water filtration system - 2026	North-east facing
New garage motor - May 2026	45m water frontage
New pool chlorinator - Jan 2026	
Roof freshly painted - Sept 2026	
New switchboard - 2024	
Wooden fence (1 side) - 2021	
Precast concrete fence (2nd side) - 2019	
External house rendered - 2018	

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