

Frequently Asked Questions

21 Bali Avenue, Palm Beach

LAND SIZE	506 sqm
YEAR BUILT	2024
BUILDERS NAME	Soho Built
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Induction
IS THERE SOLAR ENERGY	No
TYPE OF HOT WATER SYSTEM	Electric Hot Water System 250L
LOCATION OF HOT WATER SYSTEM	Outside laundry
IS THERE WATER STORAGE	No
AIR CONDITIONING	Ducted
POOL - SALT WATER/MAGENSIUM/CHLORINATED	Magnesium
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	Integrated
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT	2.7m upstairs & downstairs
WHAT IS THE ZONING	Medium Density Residential
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
ARE THERE ANY EASEMENTS ON THE LAND	No
SCHOOL CATCHMENT	Prep to Year 6: Palm Beach State School Year 7 - Year 12: Palm Beach Currumbin State School
RENTAL APPRAISAL	\$2,500 - \$2,750 per week

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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INCLUSIONS	BBQ, microwave, pool equipment, outdoor bar fridge & wine fridge
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A TERMITE BARRIER	Yes

Additional Information

Engineered timber flooring - supreme oak
 YDL Mahal ivory stone 80ml throughout (laundry 20ml)
 Integrated double dish drawer
 Integrated fridge/freezer
 Double oven - smeg
 Florentine walnut custom joinery throughout
 Breakfast bar, wine bar, butlers pantry
 Wool blend carpet - Baren Creek Waratah wool
 3m engineered timber built in bench seat
 3.6m kitchen island
 Tyrolean render internally + externally throughout
 French windows over looking pool
 Custom made oversized pivot front door
 2x built in electric fireplaces
 Custom steel staircase
 Travertine pavers & cobblestones
 Fully tiled garage & storage
 Black aluminum privacy screening
 Lush landscaping surrounds
 Stone round bath in primary bathroom
 Brushed brass tapware throughout
 Almond concrete basins in bathrooms
 Sukabumi feature pool tiles
 North East facing
 All internal door heights 2.3m
 S-fold sheers & blockouts
 His & hers walk throughout robe with sensor lighting
 Custom make-up bar
 Expansive storage throughout
 LED feature lighting throughout
 Irrigation system in heliconias & front hanging garden beds
 External feature lighting

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