

Frequently Asked Questions

6/4 Border Drive North, Currumbin Waters

WHY ARE YOU SELLING	Downsizing investment portfolio
LAND SIZE	206 m ²
YEAR BUILT	2011
HOW MANY UNITS ARE IN THE COMPLEX	14
WHAT IS THE CAR SPACE NUMBER FOR THE UNIT	F
PURCHASE PRICE FOR THE CURRENT OWNER	\$800,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	August 2021
IS THE PROPERTY TENANTED?	Yes
WHEN DOES THE TENANTS LEASE EXPIRE	18 March 2027
WHAT DO THE CURRENT TENANTS PAY FOR RENT	\$980 per week.
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	Gas Hot Water System
LOCATION OF HOT WATER SYSTEM	On South wall outside laundry
IS THERE WATER STORAGE	Yes
AIR CONDITIONING	Yes
IS FRIDGE CAVITY PLUMBED FOR WATER	No
MEASUREMENT OF FRIDGE CAVITY	Standard
IS THERE INTERNET CONNECTION	Yes
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,997 per annum (approx.) Water Rates: \$4,482 per annum (approx.)

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.

WHAT ARE THE BODY CORPORATE RATES	\$62 per week.
WHAT IS THE SINKING FUND BALANCE	\$46,595.53 as at 1 August 2025
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
IS THE PROPERTY IN A FLOOD ZONE	Yes
SCHOOL CATCHMENT	Currumbin State School (prep to year 6) Palm Beach-Currumbin State High School (year 7 to year 12)
IS THERE A SECURITY SYSTEM	No

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