

Frequently Asked Questions

1/75 Laguna Avenue, Palm Beach

WHY ARE YOU SELLING	Downsizing investment portfolio
LAND SIZE	217m ²
YEAR BUILT	2002
WHEN DID THE SELLER PURCHASE THE PROPERTY	2002
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	250L Electric Hot Water System
LOCATION OF HOT WATER SYSTEM	Left-hand Side of Property
IS THERE WATER STORAGE	No
AIR CONDITIONING	1 Split System Air Conditioner
IS FRIDGE CAVITY PLUMBED FOR WATER	No plumbed
MEASUREMENT OF FRIDGE CAVITY	720mm (W) x 1700mm (H) (Please check measure yourself)
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT?	2.7m in upstairs living
WHAT IS THE ZONING	Medium Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council rates: \$3,850.58 approx per annum Water rates: \$2,414.52 approx per annum
HOW MUCH IS THE SHARED INSURANCE	\$2,029 approx per annum
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	No

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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SCHOOL CATCHMENT	Palm Beach-Currumbin State High School (Year 7 to Year 12) Currumbin State School (Prep to Year 6)
RENTAL APPRAISAL	\$1,250 per week
IS THERE A SECURITY SYSTEM	No

Works Completed/Additional Information

- Electric hot water system - 2025
- New main switch circuit breaker - 2025
- Dishwasher, cooktop, rangehood & oven - 2022
- Shower screens - 2022
- Carpet - 2022
- Drapes & blinds - 2022

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