

Frequently Asked Questions

20 Allawah Avenue, Palm Beach

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| WHY ARE YOU SELLING | Downsizing investment portfolio |
| LAND SIZE | 562 sqm |
| YEAR BUILT | 2024 |
| BUILDERS NAME | Next Gen Design |
| 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 315L |
| LOCATION OF HOT WATER SYSTEM | Left side of property |
| IS THERE WATER STORAGE | No |
| AIR CONDITIONING | Ducted, zoned, My Air |
| POOL - SALT WATER/MANGENSIUM/CHLORINATED | Magnesium |
| IS FRIDGE CAVITY PLUMBED FOR WATER | Yes plumbed |
| MEASUREMENT OF FRIDGE CAVITY | 950 W x 1.8 H |
| IS THERE INTERNET CONNECTION | NBN ready |
| WHAT IS THE ZONING | Low Density Residential |
| IS THERE A BUILDING & PEST REPORT AVAILABLE | No |
| 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 High School |
| RENTAL APPRAISAL | \$2,250 - \$2,350 per week |
| EXCLUSIONS | Outdoor fridge |

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 ANYTHING IN THE PROPERTY THAT DOES NOT WORK | No |
| IS THERE A SECURITY SYSTEM | Yes |
| IS THERE A TERMITE BARRIER | Yes |

Works Completed/Additional Information

Engineered timber floors

Tundra grey limestone kitchen benchtop/splashback

Wifi cooktop & rangehood

Bluetooth speakers inside & out

Ceiling heights 3m - 4.2m / 2.74m bedrooms

8x Vlux skylights

Cobblestone driveway

Alarm system

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