

# Frequently Asked Questions

15 Bradley Avenue, Miami

WHY ARE YOU SELLING	Downsizing Property Portfolio
LAND SIZE	612 sqm
YEAR BUILT	2024
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Gas
IS THERE SOLAR ENERGY	No
TYPE OF HOT WATER SYSTEM	Gas
LOCATION OF HOT WATER SYSTEM	Right Side of Property
IS THERE WATER STORAGE	No
AIR CONDITIONING	Ducted Airconditioning (Zoned)
POOL - SALT WATER/MAGNESIUM/CHLORINATED	Magnesium
IS FRIDGE CAVITY PLUMBED FOR WATER	Integrated Fridge/Freezer
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE ZONING	Low Density Residential
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	No
IS THE PROPERTY IN A FLOOD ZONE	No
SCHOOL CATCHMENT	Miami State School (Primary), Miami State High School
RENTAL APPRAISAL	\$2,500 - \$2,700 per week
IS THERE A SECURITY SYSTEM	Yes
WHAT ARE THE COUNCIL & WATER RATES	Council Rates; \$4,912.14 pa Water Rates; \$1,746.36 pa
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	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.*

**McGrath**

EXCLUSIONS

No

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