

# Frequently Asked Questions

## 105/190 Varsity Parade, Varsity Lakes

WHY ARE YOU SELLING	Downsizing Investment Portfolio
YEAR BUILT	2017
HOW MANY UNITS ARE IN THE COMPLEX	99
WHEN DID THE SELLER PURCHASE THE PROPERTY	October 2021
IS THE PROPERTY TENANTED?	Yes
WHEN DOES THE TENANTS LEASE EXPIRE	January 2025
WHAT DO THE CURRENT TENANTS PAY FOR RENT	\$550 per week
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
IS THERE SOLAR ENERGY	No
TYPE OF HOT WATER SYSTEM	Electric Hot Water System
LOCATION OF HOT WATER SYSTEM	In Cupboard & Building
IS THERE WATER STORAGE	No
AIR CONDITIONING	2x Split Systems
IS FRIDGE CAVITY PLUMBED FOR WATER	Not Plumbed
MEASUREMENT OF FRIDGE CAVITY	800cm W x 1.8m H x 710cm D (Please check measure yourself)
IS THERE INTERNET CONNECTION	NBN
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,601.98 per annum. Water Rates: \$1,081.84 per annum.
WHAT ARE THE BODY CORPORATE RATES	\$72 per week approx.
WHAT IS THE SINKING FUND BALANCE	\$410,769.99 AS AT 19 AUGUST 2024
ARE PETS ALLOWED IN THE COMPLEX	Upon Body Corporate Approval
IS THERE A BUILDING & PEST REPORT AVAILABLE	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.*

SCHOOL CATCHMENT	Prep to Yr12: Varsity College
RENTAL APPRAISAL	\$600 - \$650 per week approx
IS THERE A SECURITY SYSTEM	Security Building

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