

# Frequently Asked Questions

1/7 Morotai Avenue, Palm Beach

|                                                      |                                                           |
|------------------------------------------------------|-----------------------------------------------------------|
| WHY ARE YOU SELLING                                  | Relocating                                                |
| LAND SIZE                                            | 284 sqm                                                   |
| WHEN DID THE SELLER PURCHASE THE PROPERTY            | 2022                                                      |
| IS THE PROPERTY TENANTED?                            | No                                                        |
| IS THE PROPERTY SEWERED OR SEPTIC                    | Electric                                                  |
| IS THE PROPERTY SEWERED OR SEPTIC                    | Sewered                                                   |
| IS THERE SOLAR ENERGY                                | Yes                                                       |
| TYPE OF HOT WATER SYSTEM                             | EHWS 315 L                                                |
| LOCATION OF HOT WATER SYSTEM                         | Left Side of Property                                     |
| IS THERE WATER STORAGE                               | No                                                        |
| AIR CONDITIONING                                     | Ducted Air Conditioning                                   |
| POOL - SALT WATER/MAGESIUM/CHLORINATED               | Magnesium                                                 |
| IS FRIDGE CAVITY PLUMBED FOR WATER                   | Yes                                                       |
| MEASUREMENT OF FRIDGE CAVITY                         | 1 m x 1.7 h                                               |
| IS THERE INTERNET CONNECTION                         | NBN                                                       |
| WHAT IS THE CEILING HEIGHT                           | 2.6m Downstairs                                           |
| IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK | No                                                        |
| WHAT ARE THE COUNCIL & WATER RATES                   | Council Rates: \$2,876.44 Water Rates: \$1,955.88         |
| HOW MUCH IS THE SHARED INSURANCE                     | \$2,715                                                   |
| IS THERE A BUILDING & PEST REPORT AVAILABLE          | No                                                        |
| ARE THERE ANY EASEMENTS ON THE LAND                  | No                                                        |
| SCHOOL CATCHMENT                                     | Palm Beach State School & Palm Beach Currumbin Highschool |

*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**

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|----------------------------|-------------------------------|
| EXCLUSIONS                 | Kitchen Zip Tap               |
| IS THERE A SECURITY SYSTEM | Video Intercom & Alarm System |

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