

# Frequently Asked Questions

## 208/641 Pine Ridge Road, Biggera Waters

WHY ARE YOU SELLING	Relocating
LAND SIZE	158 sqm
YEAR BUILT	1989
HOW MANY UNITS ARE IN THE COMPLEX	64
WHEN DID THE SELLER PURCHASE THE PROPERTY	January 2018
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
LOCATION OF HOT WATER SYSTEM	Under Stairs
IS THERE WATER STORAGE	No
AIR CONDITIONING	2 x Split Systems
IS FRIDGE CAVITY PLUMBED FOR WATER	Not Plumbed
MEASUREMENT OF FRIDGE CAVITY	1 metre Wide
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE ZONING	Medium Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,212 per annum Water Rates: \$1,967 per annum
WHAT ARE THE BODY CORPORATE RATES	\$114 per week
WHAT IS THE SINKING FUND BALANCE	\$90,929.90
ARE PETS ALLOWED IN THE COMPLEX	Upon Body Corporate Approval

*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.*

IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	No
SCHOOL CATCHMENT	Biggera Waters State School & Coombabah State High School
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No

## Works Completed/Additional Information

- Electric Hot Water System - 6 months
- Airconditioning in Master Bedroom - 6 months
- New Switchboard - 2 months
- 2 Ceiling fans (upstairs) - 12 months
- Partial Internal Repair - 12 months
- Blinds - 2 years

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