

# Frequently Asked Questions

## 2/14 Peerless Avenue, Mermaid Beach

WHY ARE YOU SELLING	Downsizing their investment portfolio
BLOCK SIZE	810m2
WHEN DID THE SELLER PURCHASE THE PROPERTY	2013
IS THE PROPERTY TENANTED?	No - Vacant possession
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
IS THERE SOLAR ENERGY	No
RENTAL APPRAISAL	\$750 - \$800 per week
AIR CONDITIONING	Split-system
IS FRIDGE CAVITY PLUMBED FOR WATER	No
COUNCIL RATES	\$2,418 (bi-annually)
WATER RATES	\$395 (quarterly)
BUILDING & PEST REPORT	Yes - available upon request
EASEMENTS	None
ARE PETS ALLOWED IN THE COMPLEX	Yes
SCHOOL CATCHMENT	Broadbeach State School & Merrimac State High School
ADDITIONAL INFORMATION/WORKS COMPLETED	Majority owner-occupied complex Updated flooring completed last year

*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**