

Frequently Asked Questions

2/33 Leyte Avenue, Palm Beach

INTERNAL SIZE	285 sqm
YEAR BUILT	October 2022
BUILDERS NAME	Arluca construction
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Gas
IS THERE SOLAR ENERGY	Yes
TYPE OF HOT WATER SYSTEM	Electric Hot Water System
LOCATION OF HOT WATER SYSTEM	Garage
IS THERE WATER STORAGE	No
AIR CONDITIONING	Split system in each bedroom and in main downstairs
POOL - SALT WATER/MAGNESIUM/CHLORINATED	Magnesium
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT	2.6 metres
WHAT ARE THE COUNCIL & WATER RATES	Council: \$2,869.56 per annum. Water: \$2,473.64 per annum.
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
ARE THERE ANY EASEMENTS ON THE LAND	No
SCHOOL CATCHMENT	Currumbin State School - Prep to year 6 Palm Beach-Currumbin State High School - Year 7 to year 12
RENTAL APPRAISAL	\$1,800.00 per week.

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

INCLUSIONS	Built in BBQ/outdoor kitchen, Gozney pizza oven and planter boxes in courtyard
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	Security cameras
IS THERE A TERMITE BARRIER	Yes

Works Completed/Additional Information

Landscaping - Dec 2024

White pergola frame in courtyard

ABI tapware throughout

Pitched ceilings

Built in BBQ/outdoor kitchen - 2023

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