

Frequently Asked Questions

2/46 Twenty Fourth Avenue, Palm Beach

WHY ARE YOU SELLING	Relocating
LAND SIZE	244 m ²
YEAR BUILT	1975
WHEN DID THE SELLER PURCHASE THE PROPERTY	17 February 2022
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Induction
IS THERE SOLAR ENERGY	Yes - 30 panels
TYPE OF HOT WATER SYSTEM	Electric Hot Water System 250L
LOCATION OF HOT WATER SYSTEM	Right side of the property
IS THERE WATER STORAGE	No
AIR CONDITIONING	4x split systems
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	920w x 1.8h
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT	3.2 m in Ensuite
WHAT IS THE ZONING	Medium Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,814.70 per annum. Water Rates: \$1,357.72 per annum.
HOW MUCH IS THE SHARED INSURANCE	\$1,625.2
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes

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.

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ARE THERE ANY EASEMENTS ON THE LAND	No
SCHOOL CATCHMENT	Palm Beach State School - Prep to year 6 Palm Beach-Currumbin State High School - Year 7 to year 12
RENTAL APPRAISAL	\$1,150-\$1,250 per week
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	Video Intercom
IS THERE A TERMITE BARRIER	Yes

Works Completed/Additional Information

Air conditioning throughout - 4x split systems

Solar - Bosch appliances

1 undercover car park

Heated spa

Fully fenced - Solid Aluminium

Large storage shed

Fans throughout

Low maintenance

Security screens

Integrated dishwasher

Built in wardrobes and walk-in

Rewired & re-plumbed

Quality carpets

Polished concrete floors

Landscaped

Skylights - VLUX

Shutters & drapes (Plantation shutters - sheer S fold curtains)

New large hot water service - 2024

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