

# Frequently Asked Questions

## 127A Townson Avenue, Palm Beach

LAND SIZE	214m2
YEAR BUILT	2011
WHEN DID THE SELLER PURCHASE THE PROPERTY	FEBRUARY 2020
IS THE PROPERTY TENANTED?	NO
IS THE PROPERTY SEWERED OR SEPTIC	SEWERED
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	ELECTRIC (BOSCH)
IS THERE SOLAR ENERGY	NO
TYPE OF HOT WATER SYSTEM	GAS (ORIGIN - 245L)
LOCATION OF HOT WATER SYSTEM	LOCATED LEFT SIDE OF PROPERTY
IS THERE WATER STORAGE	YES (200L TANK)
AIR CONDITIONING	DUCTED
IS FRIDGE CAVITY PLUMBED FOR WATER	YES
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE ZONING	MEDIUM DENSITY RESIDENTIAL
WHAT ARE THE COUNCIL & WATER RATES	COUNCIL RATES: \$2,502.32 PER ANNUM WATER RATES: \$1,529.56 PER ANNUM
HOW MUCH IS THE SHARED INSURANCE	\$3,524.52 PER ANNUM (\$1,762.26 PER DUPLEX)
IS THERE A BUILDING & PEST REPORT AVAILABLE	NO
ARE THERE ANY EASEMENTS ON THE LAND	NO
IS THE PROPERTY IN A FLOOD ZONE	YES
SCHOOL CATCHMENT	PREP TO YR 6: PALM BEACH STATE SCHOOL YR 7 TO YR 12: PALM BEACH CURRUMBIN STATE HIGH SCHOOL

*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.*

RENTAL APPRAISAL	\$1,200 - \$1,250 PER WEEK
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	NO - RAIN WATER SYSTEM CURRENTLY NOT CONNECTED TO TOILETS.

## Works Completed/Additional Information

- Close to everything
- Privacy
- Really good neighbors
- Footpaths around
- Natural light
- Great insulation-cool in summer, warm in winter
- Low maintenance garden & property
- Move in ready
- Low energy LED's
- Automated lighting
- Ceiling fans in all bedrooms
- Low energy heaters in bedrooms
- Ducted heating and cool

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