

Frequently Asked Questions

12 Cedar Court Palm Beach

WHY ARE YOU SELLING	Downsizing Investment Portfolio
LAND SIZE	998 m2
YEAR BUILT	1982
WHEN DID THE SELLER PURCHASE THE PROPERTY	2012
IS THE PROPERTY TENANTED?	Yes
WHEN DOES THE TENANTS LEASE EXPIRE	24/05/2027
WHAT DO THE CURRENT TENANTS PAY FOR RENT	\$1,500 per week
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
IS THERE SOLAR ENERGY	Yes
TYPE OF HOT WATER SYSTEM	Solar hot water system
LOCATION OF HOT WATER SYSTEM	On roof
IS THERE WATER STORAGE	1 x Water tank with pump
AIR CONDITIONING	Ducted air conditoining
POOL - SALT WATER/MAGENSIMUM/CHLORINATED	Salt water
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes
MEASUREMENT OF FRIDGE CAVITY	1.2m wide x 1.8m high
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT?	2.4m
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council rates: approx. \$4,827 per annum Water rates: approx. \$2,549 per annum

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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IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	No
IS THE PROPERTY IN A FLOOD ZONE	No
SCHOOL CATCHMENT	Palm Beach State School (Prep to Year 6) Elanora State High School (Year 7 to 12)
RENTAL APPRAISAL	\$1,500 per week
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	6 x Split system aircons & bath in main bathroom

Works Completed/Additional Information

New roof tiles - 2024

Full internal paint and outdoor fence - November 2024

Ducted chimney serviced and safety checked - 2024

Completely new front metal gate - June 2024

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