

# Frequently Asked Questions

## 28 Killara Street Currumbin Waters QLD 4223

WHY ARE YOU SELLING	Downsizing Investment Portfolio
LAND SIZE	2,146 m <sup>2</sup>
YEAR BUILT	1992
PURCHASE PRICE FOR THE CURRENT OWNER	\$865,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	28 January 2018
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
IS THERE SOLAR ENERGY	No
IS THERE WATER STORAGE	1x water tank
AIR CONDITIONING	3x split systems
POOL - SALT WATER/MAGNESIUM/CHLORINATED	Saltwater
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	700w x 1.7h
WHAT IS THE CEILING HEIGHT	Upstairs - 2.4m Downstairs - 5.3 m highest point
WHAT IS THE ZONING	Rural Residential
ARE THERE ANY EASEMENTS ON THE LAND	No
IS THE PROPERTY IN A FLOOD ZONE	No
SCHOOL CATCHMENT	Elanora State School - Prep to year 6 Elanora State High School - Year 7 to year 12
RENTAL APPRAISAL	\$1,300-\$1,350 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.*

## Works Completed/Additional Information

Decking replaced - 2024  
Partial internal repaint - this month  
Landscaping - this month  
A/C in main living - this month  
Garage door - 2 years

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**McGrath**