

Frequently Asked Questions

1/44 Fourth Avenue, Palm Beach

WHY ARE YOU SELLING	Relocating
LAND SIZE	208m ²
YEAR BUILT	2018
WHEN DID THE SELLER PURCHASE THE PROPERTY	2023
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
TYPE OF HOT WATER SYSTEM	Electric Hot Water System
LOCATION OF HOT WATER SYSTEM	Near Courtyard
IS THERE WATER STORAGE	1 x Water Tank
AIR CONDITIONING	Ducted Air Conditioning
ARE PETS ALLOWED IN THE COMPLEX	Upon Body Corporate Approval
MEASUREMENT OF FRIDGE CAVITY	100W x 1800H (Please check measure yourself)
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE ZONING	Medium Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,690.36 approx per annum Water Rates: \$1,252.28 approx per annum
WHAT ARE THE BODY CORPORATE RATES	\$53.80 approx per week
WHAT IS THE SINKING FUND BALANCE	\$27,661.25 as at 26/10/2026
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	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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SCHOOL CATCHMENT	Palm Beach State School (Prep to Year 6) Palm Beach-Currumbin State High School (Year 7 to Year 12)
RENTAL APPRAISAL	\$1,200-\$1,300 per week
INCLUSIONS	85-inch TV in Lounge Room
IS THERE A SECURITY SYSTEM	Yes

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