

# Frequently Asked Questions

23 Twelfth Avenue, Palm Beach

WHY ARE YOU SELLING	Downsizing
LAND SIZE	632 sqm
YEAR BUILT	2005
WHEN DID THE SELLER PURCHASE THE PROPERTY	2021
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Gas (bottled)
IS THERE SOLAR ENERGY	No
TYPE OF HOT WATER SYSTEM	Electric Hot Water System 315L
LOCATION OF HOT WATER SYSTEM	Left side of property
IS THERE WATER STORAGE	No
AIR CONDITIONING	Ducted - zoned
POOL - SALT WATER/MAGNESIUM/CHLORINATED	Saltwater
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes plumbed
MEASUREMENT OF FRIDGE CAVITY	950w x 1.9h
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT	2.4m bedrooms, 2.5m downstairs
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$4,684.88 pa. Water Rates: \$1,749.88 pa.
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.*

**McGrath**

SCHOOL CATCHMENT	Palm Beach State School - Prep to year 6 Palm Beach-Currumbin State High School - Year 7 to year 12
RENTAL APPRAISAL	\$1,900.00 - \$2,000.00 per week
INCLUSIONS	Spa, BBQ
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	Ducted Vacuum
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	Yes

## Works Completed/Additional Information

Electric hot water system - 1 year

Ducted A/C unit - 1 year

Pool filter - 3 years

Roof restoration & repaint - 3 years

Backyard landscaping - This month

Dishwasher - 3 years

Carpet on stairs & upstairs - This month

Re-paint front fence and front garage - 6 months

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