

# Frequently Asked Questions

## 2/155 Townson Avenue Palm Beach

WHY ARE YOU SELLING	Downsizing Investment Portfolio
LAND SIZE	225 m <sup>2</sup>
WHEN DID THE SELLER PURCHASE THE PROPERTY	20 January 2021
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Induction
IS THERE SOLAR ENERGY	Unsure
TYPE OF HOT WATER SYSTEM	Electric Hot Water System 250L
LOCATION OF HOT WATER SYSTEM	Right side of the property
AIR CONDITIONING	Ducted A/C
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes, plumbed
MEASUREMENT OF FRIDGE CAVITY	7m w x 1.8h
IS THERE INTERNET CONNECTION	Yes - NBN
WHAT IS THE CEILING HEIGHT	2.6 m
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$4,070.28 per annum.
HOW MUCH IS THE SHARED INSURANCE	Strata insurance of \$4,741.98 per annum (Each duplex pays \$2,370.99 per annum).
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	No
SCHOOL CATCHMENT	Palm Beach State School - Prep to year 6 Palm Beach-Currumbin State High School - Year 7 to year 12
RENTAL APPRAISAL	\$1,500 - \$1,600 per week
IS THERE A SECURITY SYSTEM	Security gate

*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

Full internal repaint - this month  
Garden tidy up / new mulch - this month  
Regrouting to laundry floor - this month  
Decking re-stained - this month  
New carpet upstairs - this month

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**McGrath**