

Frequently Asked Questions

4/24 Tallebudgera Drive, Palm Beach

WHY ARE YOU SELLING	Downsizing Investment Portfolio
LAND SIZE	267 sqm
YEAR BUILT	2024
BUILDERS NAME	BLDQ
WHEN DID THE SELLER PURCHASE THE PROPERTY	September 2024
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Induction
IS THERE SOLAR ENERGY	No
TYPE OF HOT WATER SYSTEM	Electric Hot Water System 250 Litre
LOCATION OF HOT WATER SYSTEM	In Garage
AIR CONDITIONING	Ducted Air Conditioning
POOL - SALT WATER/MAGENSIMUM/CHLORINATED	Magnesium
IS FRIDGE CAVITY PLUMBED FOR WATER	No
MEASUREMENT OF FRIDGE CAVITY	840 Wide x 1.8 Height
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT?	3 meters raked ceiling in dining
WHAT IS THE ZONING	Medium Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$3,191.64 per annum Water Rates: \$1,867.80 per annum
WHAT ARE THE BODY CORPORATE RATES	\$74 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.

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WHAT IS THE SINKING FUND BALANCE	\$4,655.78
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
SCHOOL CATCHMENT	Palm Beach State School (Prep - Year 6) Palm Beach-Currumbin State School (Year 7 - Year 12)
INCLUSIONS	Fridge, block out curtains, shutters (on some windows)
EXCLUSIONS	Sheer Curtains
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	Yes - Security System & Alarm
IS THERE A TERMITE BARRIER	TBC

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