

# Frequently Asked Questions

## 17 Beaconsfield Drive, Burleigh Waters

WHY ARE YOU SELLING	Upsizing
LAND SIZE	420 sqm
YEAR BUILT	1994
WHEN DID THE SELLER PURCHASE THE PROPERTY	June 2019
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 - 6.6 kw
TYPE OF HOT WATER SYSTEM	Electric Hot Water System
LOCATION OF HOT WATER SYSTEM	Left Side Property
IS THERE WATER STORAGE	No
AIR CONDITIONING	Ducted - Zoned
POOL - SALT WATER/MAGENSIUM/CHLORINATED	Saltwater
IS FRIDGE CAVITY PLUMBED FOR WATER	Not Plumbed
MEASUREMENT OF FRIDGE CAVITY	900 wide x 1.8 heights
IS THERE INTERNET CONNECTION	NBN
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,573.86 per annum & Water Rates: \$1,780 per annum
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
ARE THERE ANY EASEMENTS ON THE LAND	Yes
SCHOOL CATCHMENT	Miami State School & Miami State High School
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No

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.

IS THERE A SECURITY SYSTEM		No
IS THERE A TERMITE BARRIER		No

## Works Completed/Additional Information

Pool - 2019

Flyover Pagola - 2019

Ducted Airconditioning - 2020

Plantation Shutters + Window Furnishings + Screens - 2019

Pool Pump - 2025

Lanscaping - 2021

Solar System - 2021

Water Filter - 2021

Both decks re-oiled - 2025

Garden Shed + Astro Turf - 2019

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**