

# Frequently Asked Questions

## 50 Armada Crescent, Currumbin Waters

WHY ARE YOU SELLING	Downsizing
LAND SIZE	4,011 m <sup>2</sup>
YEAR BUILT	2016
WHEN DID THE SELLER PURCHASE THE PROPERTY	February 2016
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Bio Cycle
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Gas (bottled)
IS THERE SOLAR ENERGY	Yes - 6kw
TYPE OF HOT WATER SYSTEM	Electric Hot Water System
LOCATION OF HOT WATER SYSTEM	Under the house
IS THERE WATER STORAGE	1x tank
AIR CONDITIONING	2x split systems
POOL - SALT WATER/MAGESIUM/CHLORINATED	Saltwater
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes, plumbed
MEASUREMENT OF FRIDGE CAVITY	1m w x 1.8 h
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT?	2.7m in kitchen / living room
WHAT IS THE ZONING	Rural Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$3,684 per annum. Water Rates: \$1,142 per annum.
ARE THERE ANY EASEMENTS ON THE LAND	No
SCHOOL CATCHMENT	Elanora State School - Prep to year 6 Elanora State High School - Year 7 to year 12

*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 ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	No

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