

Frequently Asked Questions

19/9 Border Drive North, Currumbin Waters

WHY ARE YOU SELLING	Downsizing Investment portfolio
LAND SIZE	187 m ²
YEAR BUILT	2020
HOW MANY UNITS ARE IN THE COMPLEX	27
PURCHASE PRICE FOR THE CURRENT OWNER	\$599,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	10 March 2020
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Gas
IS THERE SOLAR ENERGY	No
TYPE OF HOT WATER SYSTEM	Gas Hot Water System
LOCATION OF HOT WATER SYSTEM	In courtyard
IS THERE WATER STORAGE	No
AIR CONDITIONING	2x split systems
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	900w x 1.8h
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT	2.4m in living room
WHAT IS THE ZONING	Medium density residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$3,172 per annum. Water Rates: \$1,559 per annum.
WHAT ARE THE BODY CORPORATE RATES	See Form 2

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

WHAT IS THE SINKING FUND BALANCE	\$72,239
ARE PETS ALLOWED IN THE COMPLEX	Upon Body Corporate approval
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	No
IS THE PROPERTY IN A FLOOD ZONE	No
SCHOOL CATCHMENT	Curumbin State School - Prep to year 6 Palm Beach-Curumbin State High School - Year 7 to year 12
RENTAL APPRAISAL	\$900 - \$1,000 per week
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	Unknown

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