

Frequently Asked Questions

5 Friske Place, Palm Beach

WHY ARE YOU SELLING	Downsizing investment portfolio
LAND SIZE	582 m ²
YEAR BUILT	2026
BUILDERS NAME	TCGM – Licenced Builder/Developer
DESIGNER NAME	MJL (Morgan Lee Design)
PURCHASE PRICE FOR THE CURRENT OWNER	\$1,020,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	February 2023
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Gas
IS THERE SOLAR ENERGY	Yes
TYPE OF HOT WATER SYSTEM	Electric Hot Water System 315L
LOCATION OF HOT WATER SYSTEM	Right side of the property
IS THERE WATER STORAGE	No
AIR CONDITIONING	Yes, in main bedroom - ducted / zoned
POOL - SALT WATER/MAGESIUM/CHLORINATED	Saltwater
IS FRIDGE CAVITY PLUMBED FOR WATER	Integrated fridge
IS THERE INTERNET CONNECTION	Yes
WHAT IS THE CEILING HEIGHT?	3m in the kitchen / living 6.6 in entry
WHAT IS THE ZONING	Low Density Residential
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	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 THE PROPERTY IN A FLOOD ZONE	Yes
SCHOOL CATCHMENT	Palm Beach State School - Prep to year 6 Palm Beach-Currumbin State High School - Year 7 to year 12
IS THERE A SECURITY SYSTEM	Yes, 10x CCT Cameras
IS THERE A TERMITE BARRIER	Yes

Works Completed/Additional Information

- Hot and cold outdoor shower
- Japanese Feature maple trees
- Built in outdoor kitchen & BBQ with drinks fridge
- Built in wine bar with vintec wine fridge
- 3m floor to ceiling solid 2Pac internal doors
- Hardwired Wi-Fi repeaters
- Custom Led strip lighting under slabs, skylight, stairs, shelves, cabinets and vanities
- All concrete 180mm thick matching kitchen island stone
- Faucet Strommen Tapware Aus made - antique brass / brushed nickel / brass
- P50 reveals on doors and windows
- 3 Balls Red feature lighting
- Laundry chute
- Balustrade scribed engineered floors
- Dominion Lysaght metal cladding
- Tyrolean rendered block walls
- Composite boundary fencing
- Stone bench tops in kitchen and bathrooms
- Gardens with lighting and irrigation
- Custom pivot Blackbutt entry door – 1.5mx3m
- 3m high carport. Garage door height 2.7m
- 720mm from ground to top of slab
- Blackbutt eaves throughout

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