

Frequently Asked Questions

1/12 Seventh Avenue, Palm Beach

WHY ARE YOU SELLING	Downsizing investment portfolio
LAND SIZE	222 m ²
HOW MANY UNITS ARE IN THE COMPLEX	7
WHEN DID THE SELLER PURCHASE THE PROPERTY	24 November 2020
IS THE PROPERTY TENANTED?	Yes
WHEN DOES THE TENANTS LEASE EXPIRE	21 August 2025
WHAT DO THE CURRENT TENANTS PAY FOR RENT	\$1,300 per week
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Induction
IS THERE SOLAR ENERGY	Yes
TYPE OF HOT WATER SYSTEM	Electric Hot Water System
LOCATION OF HOT WATER SYSTEM	In garage / under stairs
IS THERE WATER STORAGE	No
AIR CONDITIONING	Ducted - zoned
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes, plumbed
MEASUREMENT OF FRIDGE CAVITY	980w x 1.8h
WHAT IS THE CEILING HEIGHT	2.6m in living
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$3,146.02 per annum. Water Rates: \$ 1,211.36 per annum.
WHAT ARE THE BODY CORPORATE RATES	\$137.17 per week
WHAT IS THE SINKING FUND BALANCE	\$16,583.13 AS AT 4 JUNE 2025
ARE PETS ALLOWED IN THE COMPLEX	Upon Body Corporate approval

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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IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	No
SCHOOL CATCHMENT	Palm Beach State School - Prep to year 6 Palm Beach-Currumbin State High School - Year 7 to year 12
RENTAL APPRAISAL	Currently tenanted at \$1,3600 per week until August 2025
IS THERE A SECURITY SYSTEM	No

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