

Frequently Asked Questions

2/9 Molucca Avenue, Palm Beach

WHY ARE YOU SELLING	Downsizing Investment Portfolio
LAND SIZE	57m2
YEAR BUILT	1986
HOW MANY UNITS ARE IN THE COMPLEX	3
WHEN DID THE SELLER PURCHASE THE PROPERTY	2012
IS THE PROPERTY TENANTED?	Yes
WHEN DOES THE TENANTS LEASE EXPIRE	14 November 2026
WHAT DO THE CURRENT TENANTS PAY FOR RENT	\$750 per week
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
IS THERE SOLAR ENERGY	No
TYPE OF HOT WATER SYSTEM	Electric hot water system
LOCATION OF HOT WATER SYSTEM	In kitchen cupboard
IS THERE WATER STORAGE	No
AIR CONDITIONING	No
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	680 W
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT?	2.4m in living
WHAT IS THE ZONING	Medium Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Water Rates: \$1,698 per annum. Council Rates: \$3,450 per annum.

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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WHAT ARE THE BODY CORPORATE RATES	Waiting for Form 2
WHAT IS THE SINKING FUND BALANCE	Waiting for Form 2
ARE PETS ALLOWED IN THE COMPLEX	Upon body corp approval
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	Waiting for Form 2
SCHOOL CATCHMENT	Currumbin State School & Palm Beach-Currumbin State High
RENTAL APPRAISAL	\$700 - \$750 per week
IS THERE A SECURITY SYSTEM	No

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