

Frequently Asked Questions

8/387 Golden Four Drive Tugun QLD 4224

WHY ARE YOU SELLING	Downsizing Investment Portfolio
LAND SIZE	886 sqm
YEAR BUILT	1982
HOW MANY UNITS ARE IN THE COMPLEX	49 units
PURCHASE PRICE FOR THE CURRENT OWNER	\$850,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	2020
OWNER OCCUPIED / TENANTED	Tenanted
WHEN DOES THE TENANTS LEASE EXPIRE	Periodic lease
WHAT DO THE CURRENT TENANTS PAY FOR RENT	\$1,050 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 storage cupboard
IS THERE WATER STORAGE	No
AIR CONDITIONING	No
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes
MEASUREMENT OF FRIDGE CAVITY	960w x 1.8h
IS THERE INTERNET CONNECTION	Yes
WHAT IS THE ZONING	Medium Density Residential

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.

WHAT ARE THE COUNCIL AND WATER RATES	Water Rates: \$1,355.64 per annum
WHAT ARE THE BODY CORPORATE RATES	\$161.80 per week
WHAT IS THE SINKING FUND BALANCE	\$366,889.60 as at 15 October 2024
ARE PETS ALLOWED IN THE COMPLEX	Upon B/C approval
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
ARE THERE ANY EASEMENTS ON THE LAND	No
IS THE PROPERTY IN A FLOOD ZONE	No
SCHOOL CATCHMENT	Currumbin State School & Palm Beach-Currumbin State High School
RENTAL APPRAISAL	\$1050.00 - \$1100.00 per week
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	Not that seller is aware of
IS THERE A SECURITY SYSTEM	Yes
IS THERE A TERMITE BARRIER	Unsure

Works Completed/Additional Information

Extender kitchen island - 2020

Floor to ceiling storage - 2020

Surf board rack - 2020

Bathroom tiles - 2020

Wall paper - 2020

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