

# Frequently Asked Questions

## 8/91 Bienvenue Drive, Currumbin Waters

WHY ARE YOU SELLING	Upsizing
LAND SIZE	Total 203m2 (Internal = 105m2, External = 81m2, Garage = 17m2)
YEAR BUILT	1995
HOW MANY UNITS ARE IN THE COMPLEX	11
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
LOCATION OF HOT WATER SYSTEM	Back area behind the laundry
IS THERE WATER STORAGE	No
AIR CONDITIONING	Yes - 1 downstairs installed early 2022 & 1 upstairs installed mid 2023
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
IS THERE INTERNET CONNECTION	Yes
WHAT IS THE ZONING	Medium Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council - \$2,050.36 pa approx. Water - \$1,657.12 pa approx.
WHAT ARE THE BODY CORPORATE RATES	\$50 per week approx

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 IS THE SINKING FUND BALANCE	\$9,836.55 as at 26 August 2024
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	Refer to title search
SCHOOL CATCHMENT	Prep to year 6 - Currumbin State School Year 7 to Year 12 - Palm Beach Currumbin
RENTAL APPRAISAL	\$850 - \$900 per week approx.
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	No

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