

Frequently Asked Questions

2/6 Carrisa Court, Currumbin Waters

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| WHY ARE YOU SELLING | Upsizing |
| LAND SIZE | 400 sqm |
| YEAR BUILT | 1998 |
| HOW MANY UNITS ARE IN THE COMPLEX | 2 |
| PURCHASE PRICE FOR THE CURRENT OWNER | \$930,000 |
| WHEN DID THE SELLER PURCHASE THE PROPERTY | 11 May 2023 |
| IS THE PROPERTY TENANTED? | No |
| IS THE PROPERTY SEWERED OR SEPTIC | Sewered |
| IS THE COOKTOP GAS, ELECTRIC OR INDUCTION | Induction |
| IS THERE SOLAR ENERGY | Yes, 15 panels |
| TYPE OF HOT WATER SYSTEM | Electric Hot Water System |
| LOCATION OF HOT WATER SYSTEM | Outback |
| IS THERE WATER STORAGE | No |
| AIR CONDITIONING | Yes |
| POOL - SALT WATER/MAGNESIUM/CHLORINATED | No |
| IS FRIDGE CAVITY PLUMBED FOR WATER | No |
| IS THERE INTERNET CONNECTION | NBN |
| WHAT IS THE ZONING | Medium Density Residential |
| WHAT ARE THE COUNCIL & WATER RATES | Council Rates: \$ 2,524 per annum. Water Rates: \$1,859 per annum. |
| HOW MUCH IS THE SHARED INSURANCE | Approx \$1,200 each |

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 |
| IS THE PROPERTY IN A FLOOD ZONE | No |
| SCHOOL CATCHMENT | Currumbin State School - Prep to year 6 Palm Beach-Currumbin State High School - Year 7 to year 12 |
| RENTAL APPRAISAL | \$900-\$950 per week |
| INCLUSIONS | Shed |
| EXCLUSIONS | Sauna |
| IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK | No |
| IS THERE A SECURITY SYSTEM | No |
| IS THERE A TERMITE BARRIER | No |

Works Completed/Additional Information

Bathrooms - 2025
 Aircons - 2025
 Hot Water Cylinder - 2025
 New Solar - 2025
 Backyard - 2024 - 2025
 Converted Garage - 2025
 New Fence - 2025
 Blinds - 2024
 Internal repaint - 2025
 Installed new garage door - 2025
 Roof restoration - 2025
 Wardrobes all have built in shelving etc.
 Boundary fence
 Redone laundry

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