

Frequently Asked Questions

4/10 Allara Avenue, Palm Beach

WHY ARE YOU SELLING	Downsizing Investment Portfolio
YEAR BUILT	1980
HOW MANY UNITS ARE IN THE COMPLEX	6
PURCHASE PRICE FOR THE CURRENT OWNER	\$615,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	April 2022
IS THE PROPERTY TENANTED?	Yes
WHEN DOES THE TENANTS LEASE EXPIRE	02 June 2025
WHAT DO THE CURRENT TENANTS PAY FOR RENT	\$750 per week
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
IS THERE SOLAR ENERGY	No
IS THERE WATER STORAGE	No
AIR CONDITIONING	Yes (New)
IS FRIDGE CAVITY PLUMBED FOR WATER	No
IS THERE INTERNET CONNECTION	Yes, NBN
WHAT IS THE ZONING	Medium Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,601.98 pa. Water Rates: \$1,292.20 pa
WHAT ARE THE BODY CORPORATE RATES	\$60.84 per week
WHAT IS THE SINKING FUND BALANCE	\$36,887.45 as at 25 November 2024
ARE PETS ALLOWED IN THE COMPLEX	Upon Bodycorp Approval
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	No

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.

McGrath

IS THE PROPERTY IN A FLOOD ZONE	Yes
SCHOOL CATCHMENT	Palm Beach State School & Palm Beach-Currumbin State High School
RENTAL APPRAISAL	\$750.00 per week
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No

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.