

# Frequently Asked Questions

1/35 Leyte Avenue, Palm Beach

WHY ARE YOU SELLING	Downsizing Investment portfolio
BUILDERS NAME	Arluca constructions
IS THE PROPERTY TENANTED?	Yes
WHEN DOES THE TENANTS LEASE EXPIRE	December 2024
WHAT DO THE CURRENT TENANTS PAY FOR RENT	\$1,500 per week
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKETOP GAS, ELECTRIC OR INDUCTION	Gas
IS THERE SOLAR ENERGY	Yes
TYPE OF HOT WATER SYSTEM	Electric Hot Water System 250L
LOCATION OF HOT WATER SYSTEM	In storage cupboard
IS THERE WATER STORAGE	No
AIR CONDITIONING	4 x split systems
POOL - SALT WATER/MANGESIUM/CHLORINATED	Magnesium
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes
MEASUREMENT OF FRIDGE CAVITY	1m wide x 1.8 high
IS THERE INTERNET CONNECTION	NBN
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$3,612.04 per annum Water Rates: \$1,878.56 per annum
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
SCHOOL CATCHMENT	Prep to year 6: Currumbin State School Year 7 - Year 12: Palm Beach Currumbin State School
RENTAL APPRAISAL	\$1,500 per week
WHAT IS THE SHARED INSURANCE	\$3,950 per annum. Each duplex pays \$1,975 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.*

**McGrath**

ARE THERE ANY EASEMENTS ON THE LAND	No
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	Yes

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