

# Frequently Asked Questions

## 117 Burleigh Street, Burleigh Waters

WHY ARE YOU SELLING	Downsizing investment portfolio
INTERNAL SIZE	205 sqm
YEAR BUILT	2024
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Gas
IS THERE SOLAR ENERGY	Yes - 5KW
TYPE OF HOT WATER SYSTEM	Gas
LOCATION OF HOT WATER SYSTEM	Rear of property
IS THERE WATER STORAGE	No
AIR CONDITIONING	Ducted - zoned
POOL - SALT WATER/MANGENSIUM/CHLORINATED	Saltwater
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes
MEASUREMENT OF FRIDGE CAVITY	900 W x 1.7 H
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE ZONING	Low Density Residential
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	No
SCHOOL CATCHMENT	Prep to Year 6: Burleigh Heads State School Year 7 to Year 12: Miami State High School
RENTAL APPRAISAL	\$2,000 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.*

IS THERE A TERMITE BARRIER

Yes

## Additional Information

### Stone Floor tiles

Pietra grey marble for bathrooms, pool and pavers

Natural stone bench top Super White Dolomite (granite)

Stone cladding Verona by stylestone

Engineered oak floorboards

Decking 135mm Tallow wood sealed with Cutek sealer

Ship lap cladding; Tallow wood sealed with Cutek sealer

Entry door; solid Tallow wood door sealed with Cutek sealer

All door and joinery handles are solid brass

2.7m ceiling height

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