

# Frequently Asked Questions

49 Woodroffe Avenue, Main Beach

WHY ARE YOU SELLING	Downsizing investment portfolio
LAND SIZE	531 sqm
YEAR BUILT	1970
PURCHASE PRICE FOR CURRENT OWNER	\$2,000,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	2017
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
IS THERE SOLAR ENERGY	No
TYPE OF HOT WATER SYSTEM	EHWS
LOCATION OF HOT WATER SYSTEM	In services nook in pool area
IS THERE WATER STORAGE	No
AIR CONDITIONING	5x split system
POOL - SALT WATER / MAGNESIUM / CHLORINATED	Chlorine
IS FRIDGE CAVITY PLUMBED FOR WATER	No
MEASUREMENT OF FRIDGE CAVITY	(Upstairs) 900w x 1.7h (Please check measure yourself) (Downstairs) 920w x 1.8h (Please check measure yourself)
IS THERE INTERNET CONNECTION	Unsure
WHAT IS THE ZONING	Medium Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Water Rates: \$944.12 per annum.
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
ARE THERE ANY EASEMENTS ON THE LAND	Yes

*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 THE PROPERTY IN A FLOOD ZONE	No
SCHOOL CATCHMENT	Prep - 6 Southport State School 7-12 Southport State High School
IS THERE A SECURITY SYSTEM	Yes but unsure if working
IS THERE A TERMITE BARRIER	Unsure

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