

# Frequently Asked Questions

131 Laguna Avenue, Palm Beach

WHY ARE YOU SELLING	Relocating
LAND SIZE	1038 sqm
YEAR BUILT	Completed July 2018 for the main house and the Studio October 2022
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 - Solar power system with 52 panels
TYPE OF HOT WATER SYSTEM	Solar hot water
IS THERE WATER STORAGE	5,000L Tank with computer controlled irrigation system
AIR CONDITIONING	Yes - ducted throughout
IS THERE INTERNET CONNECTION	Yes NBN
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$4,395.16 per annum Water Rates: \$1,629.60 per annum
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	No
SCHOOL CATCHMENT	Prep to Year 6: Currumbin State School Year 7 to Year 12: Palm Beach-Currumbin State School
INCLUSIONS	Two refrigerators and one freeze, display cabinet in living area

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**

## Works Completed/Additional Information

The ground floor is built with double brick to provide optimal insulation.

The staircase is constructed from concrete and clad in thick Jarrah timber, while the upper floor is also concrete. This substantial weight necessitates very strong foundations.

The windows are generally 10.5mm thick and laminated, offering excellent protection against temperature transfer and noise intrusion. The five Velux skylights are double glazed and argon filled for enhanced efficiency. Both the skylights and the Vergola system are remotely operated and automatically close when rain is detected.