

Frequently Asked Questions

45 Asperia Street, Reedy Creek

WHY ARE YOU SELLING	Downsizing Investment Portfolio
LAND SIZE	539m2
YEAR BUILT	2004
PURCHASE PRICE FOR THE CURRENT OWNER	\$533,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	2009
IS THE PROPERTY TENANTED?	Vacant
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric Cooktop
IS THERE SOLAR ENERGY	8 panels
TYPE OF HOT WATER SYSTEM	Electric Hot Water System
LOCATION OF HOT WATER SYSTEM	Left side property
IS THERE WATER STORAGE	1x Tank
AIR CONDITIONING	2x Lounge, 1x Main bedroom
IS FRIDGE CAVITY PLUMBED FOR WATER	No
MEASUREMENT OF FRIDGE CAVITY	910W x 1.7H
IS THERE INTERNET CONNECTION	NBN (Modem thrown out)
WHAT IS THE ZONING	Medium Density Residential
WHAT ARE THE WATER RATES	Water \$1285.00 pa approx.

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 BUILDING & PEST REPORT AVAILABLE	Yes
ARE THERE ANY EASEMENTS ON THE LAND	No
IS THE PROPERTY IN A FLOOD ZONE	No
SCHOOL CATCHMENT	Clover Hill State School & Robina State High School
RENTAL APPRAISAL	\$1000.00-\$1100.00 per week
INCLUSIONS	Fridge, Washing Machine, 3x Beds, Microwave
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	Intercom (Buzzer works, audio doesn't)
IS THERE A SECURITY SYSTEM	Front door intercom
IS THERE A TERMITE BARRIER	No

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