

# Frequently Asked Questions

## 1/9 Carstens Court, Currumbin Waters

WHY ARE YOU SELLING	Downsizing Investment portfolio
INTERNAL SIZE	105 sqm
YEAR BUILT	1995
IS THE PROPERTY TENANTED?	Yes
WHEN DOES THE TENANTS LEASE EXPIRE	December 2024
WHAT DO THE CURRENT TENANTS PAY FOR RENT	\$850 per week
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	Electric Hot Water System
LOCATION OF HOT WATER SYSTEM	Out the back
IS THERE WATER STORAGE	No
AIR CONDITIONING	1 x split system
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	Open space
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE ZONING	Medium Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,601.98 per annum Water Rates: \$1,384.32 per annum
HOW MUCH IS THE SHARED INSURANCE	Both duplexes have separate insurance
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
ARE THERE ANY EASEMENTS ON THE LAND	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.*

SCHOOL CATCHMENT	Prep to Year 6: Currumbin State School Year 7 - Year 12: Palm Beach Currumbin State High School
RENTAL APPRAISAL	\$850 - \$900 per week
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.*