

# Frequently Asked Questions

## 76/3028 The Boulevarde, Carrara

WHY ARE YOU SELLING	Relocating
YEAR COMPLETED	2017
HOW MANY UNITS ARE IN THE COMPLEX	83
PURCHASE PRICE FOR THE CURRENT OWNER	\$780,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	2021
IS THE PROPERTY TENANTED?	Owner Occupied
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
IS THERE SOLAR ENERGY	Yes, 6 panels
TYPE OF HOT WATER SYSTEM	Electric
LOCATION OF HOT WATER SYSTEM	Garage
AIR CONDITIONING	Yes, 4x split systems in all bedrooms and main living room
IS FRIDGE CAVITY PLUMBED FOR WATER	No
IS THERE INTERNET CONNECTION	NBN
WHAT ARE THE COUNCIL & WATER RATES	Council rates: \$2,333 per annum. Water rates: \$2,347 per annum.
WHAT ARE THE BODY CORPORATE RATES	\$98 per week
HOW MUCH IS THE SHARED INSURANCE	\$497.7 per annum.
WHAT IS THE SINKING FUND BALANCE	\$689,964.84 as at 1 August 2025
ARE PETS ALLOWED IN THE COMPLEX	Upon Body Corporate approval
IS THERE A BUILDING & PEST REPORT AVAILABLE	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.*

**McGrath**

ARE THERE ANY EASEMENTS ON THE LAND	No
SCHOOL CATCHMENT	Asmore State School - Prep to year 6 Benawa High/Emmanuel College - Year 7 to year 12
RENTAL ESTIMATE	\$900-\$950 per week.

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