

Frequently Asked Questions

66 Trees Road, Tallebudgera

WHY ARE YOU SELLING	Relocating
LAND SIZE	4,628 m²
YEAR BUILT	2025
PURCHASE PRICE FOR THE CURRENT OWNER	\$1,600,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	July 2023
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Septic
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
IS THERE SOLAR ENERGY	Yes
TYPE OF HOT WATER SYSTEM	Solar Hot Water System
LOCATION OF HOT WATER SYSTEM	On roof
IS THERE WATER STORAGE	No
AIR CONDITIONING	3x split systems
POOL - SALT WATER/MAGNESIUM/CHLORINATED	Saltwater
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	900mm wide x 1.8 m high
IS THERE INTERNET CONNECTION	Yes
WHAT IS THE CEILING HEIGHT?	5.1m raked ceiling
WHAT IS THE ZONING	Awaiting Form 2
WHAT ARE THE COUNCIL & WATER RATES	Awaiting Form 2
WHAT IS THE SINKING FUND BALANCE	Awaiting Form 2

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

IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
ARE THERE ANY EASEMENTS ON THE LAND	Awaiting Form 2
IS THE PROPERTY IN A FLOOD ZONE	Yes
SCHOOL CATCHMENT	Tallebudgera State School - prep to year 6 lanora State High School - year 7 to year 12
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	Yes

Works Completed/Additional Information

Pool - 2023

Deck roof extension - 2023

Fencing - 2023

Solar system - 2023

Carpet - 2023

Electric roller blinds at the front - 2023

Sheer curtains at the front - 2023

Body Corporate Rules

Only 1 horse

Only 2 dogs

Caravan no longer than 6 weeks

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