

Frequently Asked Questions

2/25 Twenty Seventh Avenue, Palm Beach

WHY ARE YOU SELLING	Downsizing Investment Portfolio
LAND SIZE	68 m ²
YEAR BUILT	1993
HOW MANY UNITS ARE IN THE COMPLEX	4
PURCHASE PRICE FOR THE CURRENT OWNER	\$153,500
WHEN DID THE SELLER PURCHASE THE PROPERTY	February 1994
IS THE PROPERTY TENANTED?	No
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 125l
LOCATION OF HOT WATER SYSTEM	Rear courtyard
IS THERE WATER STORAGE	No
AIR CONDITIONING	1x split system downstairs 2x ceiling (ducted) airconditioning upstairs
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	820 mm wide x 1.7 m high
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE ZONING	Medium Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$3,353 approx per annum Water Rates: \$1,574 approx per annum
WHAT ARE THE BODY CORPORATE RATES	No fees

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.

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WHAT IS THE SINKING FUND BALANCE	No sinking fund
ARE PETS ALLOWED IN THE COMPLEX	Upon Body Corporate Approval
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	No
IS THE PROPERTY IN A FLOOD ZONE	Yes
SCHOOL CATCHMENT	Palm Beach State School - prep to year 6 Palm Beach-Currumbin 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

Works Completed/Additional Information

Lounge room airconditioning unit recently replaced.

Bathrooms updated a few years ago.

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