

# Frequently Asked Questions

1/119 Leyte Avenue, Palm Beach

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| WHY ARE YOU SELLING                       | Relocating   |
| UNIT SIZE                                 | 94m2   |
| YEAR BUILT                                | 1996   |
| WHEN DID THE SELLER PURCHASE THE PROPERTY | 2010   |
| 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                                    |
| LOCATION OF HOT WATER SYSTEM              | Right side courtyard   |
| IS THERE WATER STORAGE                    | No   |
| AIR CONDITIONING                          | 1 x split system   |
| IS FRIDGE CAVITY PLUMBED FOR WATER        | Not plumbed  |
| MEASUREMENT OF FRIDGE CAVITY              | 900w x 1.7m  |
| IS THERE INTERNET CONNECTION              | No   |
| WHAT IS THE CEILING HEIGHT?               | 2.4 m in living  |
| WHAT IS THE ZONING                        | Medium Density Residential                                   |
| WHAT ARE THE COUNCIL & WATER RATES        | Council Rates: \$2,919.16 per annum. Water Rates: \$1,417.52 |
| HOW MUCH IS THE SHARED INSURANCE          | Waiting for seller disclosure                                |

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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| ARE THERE ANY EASEMENTS ON THE LAND                  | Waiting for seller disclosure                            |
| IS THE PROPERTY IN A FLOOD ZONE                      | No   |
| SCHOOL CATCHMENT                                     | Currumbin State School & Palm Beach-Currumbin State High |
| RENTAL APPRAISAL                                     | \$900 per week.  |
| IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK | No   |
| IS THERE A SECURITY SYSTEM                           | No   |

## Works Completed/Additional Information

- Side fences - 3.5 years
- Electric hot water system - 3 years
- Air Conditioning - 3 yrs
- Full internal paint - 5 years
- Cooktop - 3 years
- Carpet - 7 years

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