

Frequently Asked Questions

4 Orr Place, Burleigh Waters

WHY ARE YOU SELLING	Moving to acreage
LAND SIZE	895m2
YEAR BUILT	1989
WHEN DID THE SELLER PURCHASE THE PROPERTY	23 Dec 2020
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electrical
IS THERE SOLAR ENERGY	Yes - 13.2KW PV Array Solar System
TYPE OF HOT WATER SYSTEM	Electric Hot Water System
LOCATION OF HOT WATER SYSTEM	Left side of property
IS THERE WATER STORAGE	No
AIR CONDITIONING	Ducted - zoned
POOL - SALT WATER/MANGENSIUM/CHLORINATED	Saltwater - Heated
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	990w x 1.8h
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates \$ 1162.72 pa. & Water Rates \$1387.20 pa.
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.

IS THE PROPERTY IN A FLOOD ZONE	No
SCHOOL CATCHMENT	Miami State School & Miami State High School
RENTAL APPRAISAL	\$1700.00 - \$1800.00 per week
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No

Works Completed/Additional Information

- Guttering & downpipes - 3 months
- Electric Hot Water System - 2 months
- Rendered - 3 months
- Painted inside & out - 3 months
- Pool - 2 years
- Pergola - 2 years
- Fire pit area - 2 years
- Solar - 18 months
- Ducted Air-conditioning - 2.5 years
- Roof painted - 2 months

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