

# Frequently Asked Questions

61 Philippine Parade, Palm Beach

WHY ARE YOU SELLING	Upsizing
LAND SIZE	216 sqm
WHEN DID THE SELLER PURCHASE THE PROPERTY	2023
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Gas
IS THERE SOLAR ENERGY	No
TYPE OF HOT WATER SYSTEM	Gas (Bottled)
LOCATION OF HOT WATER SYSTEM	Left Side of Property
IS THERE WATER STORAGE	No
AIR CONDITIONING	Ducted Airconditioning
POOL - SALT WATER/MAGENSIUM/CHLORINATED	No
MEASUREMENT OF FRIDGE CAVITY	Yes
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE ZONING	Medium Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,893 per annum Water Rates: \$1,494 per annum
HOW MUCH IS THE SHARED INSURANCE	\$1,855 per annum
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	No
SCHOOL CATCHMENT	Palm Beach State School & Palm Beach Currumbin High School
RENTAL APPRAISAL	\$1,200 - \$1,300 per week
EXCLUSIONS	Security Cameras & Smart Light Switches
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	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.

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IS THERE A SECURITY SYSTEM		No
IS THERE A TERMITE BARRIER		No

## Works Completed/Additional Information

- Shed being installed along north side of property on 1<sup>st</sup> of December

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