

# Frequently Asked Questions

## 34/54 Hooker Boulevard, Mermaid Waters

WHY ARE YOU SELLING	Relocating
APARTMENT SIZE	136 sqm
YEAR BUILT	1982
HOW MANY UNITS ARE IN THE COMPLEX	65
WHAT IS THE CAR SPACE NUMBER FOR THE UNIT	34 + Storage
WHEN DID THE SELLER PURCHASE THE PROPERTY	April 2009
IS THE PROPERTY TENANTED?	No
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
IS THERE SOLAR ENERGY	No
TYPE OF HOT WATER SYSTEM	Electric Hot Water System 125 Litres
LOCATION OF HOT WATER SYSTEM	In Hallway Cupboard
AIR CONDITIONING	2 x Split Systems
IS FRIDGE CAVITY PLUMBED FOR WATER	Not Plumbed
MEASUREMENT OF FRIDGE CAVITY	950 Wide x 1.8 Height
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT?	2.4 Metres in Living Area
WHAT IS THE ZONING	Medium Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$1,988 per annum. Water Rates: \$1,743 per annum.
WHAT ARE THE BODY CORPORATE RATES	\$243 per week
WHAT IS THE SINKING FUND BALANCE	\$ 841,812.92 AS AT 1 <sup>st</sup> AUGUST 2025
ARE PETS ALLOWED IN THE COMPLEX	Upon Body Corporate Approval

*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*

IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	No
SCHOOL CATCHMENT	Broadbeach State School (Prep - Year 6) Merrimac State High School (Year 7 - Year 12)
RENTAL APPRAISAL	\$950 - \$1,050 per week.
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	Security Building

## Works Completed/Additional Information

- Ensuite - 7 Years
- Carpet - 7 Years
- Full Internal Repaint - 7 Years
- New Dishwasher - 3 Years
- Air-Conditioning in Living Area - 7 Years

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