

# Frequently Asked Questions

## 3 Yatama Place, Currumbin Waters

WHY ARE YOU SELLING	Downsizing investment portfolio
LAND SIZE	605 sqm
YEAR BUILT	Build date unknown
PURCHASE PRICE FOR CURRENT OWNER	\$1,250,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	2023
OWNER OCCUPIER / TENANTED	Vacant
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Induction
IS THERE SOLAR ENERGY	Yes
TYPE OF HOT WATER SYSTEM	EHWS 315L
LOCATION OF HOT WATER SYSTEM	In garage
IS THERE WATER STORAGE	No
AIR CONDITIONING	3x split systems
POOL - SALT WATER / MAGNESIUM / CHLORINATED	Chlorinated
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes
MEASUREMENT OF FRIDGE CAVITY	950w x 1.8h x 600d (Please check measure yourself)
IS THERE INTERNET CONNECTION	Unknown
WHAT IS THE ZONING	Low Density Residential
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	No
SCHOOL CATCHMENT	Prep to Yr6: Elanora State School Yr7 to Yr12: Elanora State High School

*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.*

RENTAL APPRAISAL	\$1550 per week
EXCLUSIONS	Pool robot
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No

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## Works Completed/Additional Information