

Frequently Asked Questions

705/5 Nyrang Avenue, Palm Beach

WHY ARE YOU SELLING	Relocating
APARTMENT SIZE	Internal and External 94 sqm
YEAR BUILT	2024
HOW MANY UNITS ARE IN THE COMPLEX	93
WHAT IS THE CAR SPACE NUMBER FOR THE UNIT	Car spaces T15 - Level 1 Storage cage S46 - Level 2
WHEN DID THE SELLER PURCHASE THE PROPERTY	March 2024
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
LOCATION OF HOT WATER SYSTEM	Laundry
AIR CONDITIONING	Ducted - Zoned
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes plumbed
MEASUREMENT OF FRIDGE CAVITY	980mm Wide x 1.8m Height
IS THERE INTERNET CONNECTION	In building
WHAT IS THE CEILING HEIGHT?	2.495m in Living Room
WHAT IS THE ZONING	Medium Denisty Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,538 approx per annum Water Rates: \$1,469 approx per annum
WHAT ARE THE BODY CORPORATE RATES	\$133 approx per week
WHAT IS THE SINKING FUND BALANCE	Current Sinking Fund Balance at 23/06/2026: \$129,557.86
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 or misstatement.

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IS THERE A BUILDING & PEST REPORT AVAILABLE	No
SCHOOL CATCHMENT	Palm Beach State School (Prep - Year 6) Palm Beach Currumbin State High School (Year 7-Year 12)
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	Security Building

Works Completed/Additional Information

Added Butlers Pantry
 Ceiling Fans
 Upgraded Laundry
 Added Linen Cupboard
 Natty & Holly Wallpaper
 Spotted Gum Barn Doors
 Both Bathrooms Tiled Floor to Ceiling
 Blackout & Sheer S-Fold Curtains
 Dining Nook
 Main WIR Custom Cabinetry
 Pendant Lighting in Kitchen
 Plantation Shutters
 Kitchen Island Featuring Paneling and Screening
 Kitchen Shelving

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