

Frequently Asked Questions

2 Bradley Avenue, Miami

WHY ARE YOU SELLING	Relocating
LAND SIZE	661 m ²
YEAR BUILT	1989
WHEN DID THE SELLER PURCHASE THE PROPERTY	25 January 2017
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Gas
IS THERE SOLAR ENERGY	Yes, 2x 6.6KW systems - 40 panels
TYPE OF HOT WATER SYSTEM	Electric Hot Water System 315L
LOCATION OF HOT WATER SYSTEM	In laundry cupboard
IS THERE WATER STORAGE	1x tank with pump
AIR CONDITIONING	2x split systems
POOL - SALT WATER/MAGENSIMUM/CHLORINATED	Saltwater/ Chlorine
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	900w x 1.7h
IS THERE INTERNET CONNECTION	Yes
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$3,287 per annum. Water Rates: \$1,108 per annum.
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
IS THE PROPERTY IN A FLOOD ZONE	No
SCHOOL CATCHMENT	Miami State School - Prep to year 6 Miami State High School - Year 7 to year 12

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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RENTAL APPRAISAL	\$1,300-\$1,400 per week.
INCLUSIONS	TV unit, Poolside umbrella
EXCLUSIONS	Deck umbrella
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No

Works Completed/Additional Information

Air conditioning in living room - 4 years

Air conditioning in bedroom - 1 month

Garden beds - 4 years

Full internal repaint - 3 years

Back deck - 3 years

Solar system - 2 years

Garage door motor - 2 years

Oven & cooktop - 4 years

Pool pump - 3 years

Pool vacuum - 2 years

Colourbond fence - 2 years

Wooden fences - 6 months

Shade sail - 1 year

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