

# Frequently Asked Questions

1/23 Laguna Avenue, Palm Beach

WHY ARE YOU SELLING	Downsizing Investment Portfolio
LAND SIZE	136 sqm
YEAR BUILT	2016
WHEN DID THE SELLER PURCHASE THE PROPERTY	February 2017
WHEN DID THE SELLER PURCHASE THE PROPERTY	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Induction
IS THERE SOLAR ENERGY	No
TYPE OF HOT WATER SYSTEM	Electric Hot Water System 315 Litres
LOCATION OF HOT WATER SYSTEM	Left Side of Property
IS THERE WATER STORAGE	No
AIR CONDITIONING	Ducted Air-Conditioning
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes Plumbed
MEASUREMENT OF FRIDGE CAVITY	1m Wide x 1.8m Height
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT?	2.6 Metres in Living Room
WHAT IS THE ZONING	Medium Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$5,227.72 per annum. Water Rates: \$3,867.76 per annum.
ARE PETS ALLOWED IN THE COMPLEX	Upon Body Corporate Approval
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
ARE THERE ANY EASEMENTS ON THE LAND	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.

**McGrath**

SCHOOL CATCHMENT	Currumbin State School (Prep - Year 6) Palm Beach-Currumbin State High School (Year 7 - Year 12)
RENTAL APPRAISAL	\$1,250 per week
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	Awaiting BYB Report

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