

# Frequently Asked Questions

## 21/38 Petrel Avenue, Mermaid Beach

WHY ARE YOU SELLING	Downsizing investment Portfolio
APARTMENT SIZE	48m2
YEAR BUILT	2002
HOW MANY UNITS ARE IN THE COMPLEX	36
WHAT IS THE CAR SPACE NUMBER FOR THE UNIT	21
WHEN DID THE SELLER PURCHASE THE PROPERTY	May 2014
IS THE PROPERTY TENANTED?	Holiday Let
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
IS THERE SOLAR ENERGY	No
TYPE OF HOT WATER SYSTEM	Complex Boiler Room
AIR CONDITIONING	1x Split System
IS FRIDGE CAVITY PLUMBED FOR WATER	No
MEASUREMENT OF FRIDGE CAVITY	65cmW x 1.78m H x 60cm D (Please check measure yourself)
IS THERE INTERNET CONNECTION	Yes
WHAT IS THE ZONING	Medium Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,601.98 per annum. Water Rates: \$1,307.32 per annum.
WHAT ARE THE BODY CORPORATE RATES	\$131.76 per week approx.
WHAT IS THE SINKING FUND BALANCE	\$183,660.83 AS AT 02 AUGUST 2024
ARE PETS ALLOWED IN THE COMPLEX	Upon Body Corporate Approval
IS THERE A BUILDING & PEST REPORT AVAILABLE	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.*

ARE THERE ANY EASEMENTS ON THE LAND	No
IS THE PROPERTY IN A FLOOD ZONE	No
SCHOOL CATCHMENT	Prep to Yr6: Miami State School Yr7 to Yr12: Miami State High School
RENTAL APPRAISAL	\$620 - \$650 per week
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	Security Intercom

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