

Frequently Asked Questions

88 Third Avenue, Palm Beach

WHY ARE YOU SELLING	Downsizing Investment Portfolio
LAND SIZE	506 m ²
YEAR BUILT	2024
PURCHASE PRICE FOR THE CURRENT OWNER	\$1,060,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	November 2022
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Gas - Pitt system
IS THERE SOLAR ENERGY	Yes
TYPE OF HOT WATER SYSTEM	Gas Hot Water System
LOCATION OF HOT WATER SYSTEM	Right side of the property
IS THERE WATER STORAGE	No
AIR CONDITIONING	Ducted - zoned
POOL - SALT WATER/MAGENSIMUM/CHLORINATED	Magnesium - heated
IS FRIDGE CAVITY PLUMBED FOR WATER	Integrated fridge
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT?	2.7 m downstairs living room
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$3,489.64 per annum. Water Rates: \$3,058.32 per annum.
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
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.

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IS THE PROPERTY IN A FLOOD ZONE	Yes
SCHOOL CATCHMENT	Currumbin State School - Prep to year 6 Palm Beach-Currumbin State High School - Year 7 to year 12
RENTAL APPRAISAL	\$2,400 - \$2,600 per week.
INCLUSIONS	Cubby house
EXCLUSIONS	Wine fridge, projector & outdoor fridge
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	Yes

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