

Frequently Asked Questions

7 Twenty Eighth Avenue Palm Beach

WHY ARE YOU SELLING	Downsizing Investment Portfolio
LAND SIZE	516 m ²
YEAR BUILT	1986
HOW MANY UNITS ARE IN THE COMPLEX	2
PURCHASE PRICE FOR THE CURRENT OWNER	\$1,045,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	10 May 2020
IS THE PROPERTY TENANTED?	Yes
WHEN DOES THE TENANTS LEASE EXPIRE	1/7 Twenty Eight Avenue - 16 February 2026 2/7 Twenty Eight Avenue - 26 March 2026
WHAT DO THE CURRENT TENANTS PAY FOR RENT	1/7 Twenty Eight Avenue - \$1,000 per week 2/7 Twenty Eight Avenue - \$950 per week
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	Gas
LOCATION OF HOT WATER SYSTEM	Downstairs
IS THERE WATER STORAGE	No
AIR CONDITIONING	Yes - deducted
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE ZONING	Medium Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$5,866 per annum. Water Rates: \$3,318 per annum.

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	Palm Beach State School - Prep to year 6 Palm Beach - Currumbin State High School - Year 7 to year 12
RENTAL APPRAISAL	1/7 Twenty Eight Avenue: \$1,000 - \$1,100 per week 2/7 Twenty Eight Avenue: \$1,000 - \$1,100 per week
INCLUSIONS	Refrigerator in unit 1 and 2 (Television brackets in Unit 1)
IS THERE A SECURITY SYSTEM	No

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