

Frequently Asked Questions

5/11 Nalla Court, Palm Beach

WHY ARE YOU SELLING	Downsizing Investment Portfolio
APARTMENT SIZE	91 sqm
YEAR BUILT	1982
HOW MANY UNITS ARE IN THE COMPLEX	9
WHEN DID THE SELLER PURCHASE THE PROPERTY	October 2007
IS THE PROPERTY TENANTED?	Yes
WHEN DOES THE TENANTS LEASE EXPIRE	24.07.2026
WHAT DO THE CURRENT TENANTS PAY FOR RENT	\$630 per week
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Induction
IS THERE SOLAR ENERGY	No
IS THERE WATER STORAGE	No
AIR CONDITIONING	1 x Split System
IS FRIDGE CAVITY PLUMBED FOR WATER	Not Plumbed
MEASUREMENT OF FRIDGE CAVITY	750 Wide x 1.8 Height
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE ZONING	Medium Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,537 approx per annum. Water Rates: \$1,6523 approx per annum.
WHAT ARE THE BODY CORPORATE RATES	\$76 per week.
WHAT IS THE SINKING FUND BALANCE	\$29,236.54 as at 25.05.2026
ARE PETS ALLOWED IN THE COMPLEX	Upon Body Corporate Approval

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.

IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	No.
SCHOOL CATCHMENT	Palm Beach State School (Prep - Year 6) Palm Beach-Currumbin State High School (Year 7 - Year 12)
RENTAL APPRAISAL	\$800 - \$850 per week

Works Completed/Additional Information

Repainted Walls - 2021
Timber Flooring Throughout - 2021
Bathroom Tiles Refinished - 2021
Fans/lights in Bedrooms - 2021
Blinds throughout - 2021
Benchtop, Cabinet Doors, & Sink - 2021
Hot Water System - 2021

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McGrath