

Frequently Asked Questions

23 Walker Avenue, Palm Beach

WHY ARE YOU SELLING	Relocating
LAND SIZE	508 m2
YEAR BUILT	2024
BUILDERS NAME	Burleigh Constructions
WHEN DID THE SELLER PURCHASE THE PROPERTY	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 - 13 kws
TYPE OF HOT WATER SYSTEM	Electric hot water system
LOCATION OF HOT WATER SYSTEM	Left side of the house
IS THERE WATER STORAGE	No
AIR CONDITIONING	Ducted - zoned
POOL - SALT WATER/MAGESIUM/CHLORINATED	Freshwater - Naked System
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT?	2.6m in downstairs living
WHAT IS THE ZONING	Medium Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$4,142 per annum. Water Rates: \$4,200 per annum
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
ARE THERE ANY EASEMENTS ON THE LAND	No
IS THE PROPERTY IN A FLOOD ZONE	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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SCHOOL CATCHMENT	Palm Beach State School & Palm Beach-Currumbin State High
RENTAL APPRAISAL	\$2700 - \$3000 per week
INCLUSIONS	Fire pit
EXCLUSIONS	Sauna & Icebath
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	TBC
IS THERE A SECURITY SYSTEM	Yes
IS THERE A TERMITE BARRIER	Yes

Additional Information

Appliances

- Pitt Cooking System DEMPO - BLK 4 Burner
- Ovens: Bosch 60cm Series 8 Pyrolytic Built in Oven
- Microwave: Bosch 25 Litre Built in Microwave with Grill - Series 6
- Rangehood: Schweigen 90cm Undermount Rangehood - Single Isodrive System
- Dishwasher: Bosch Fully Integrated Tall Tub Dishwasher
- Fridge: Fisher & Paykel Fully Integrated 476L French Door Slide in Fridge/Freezer with Ice & Water Dispenser
- Washing Machine: Fisher & Paykel 11kg Front Load Washing Machine
- Dryer: Fisher & Paykel 9kg Heat Pump Condensing Dryer
- BBQ: Artusi 105cm Built in Gas BBQ with Roasting Hood
- Bar Fridge: Artusi 135L fully integrated Bar Fridge

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Tiling

- Floors: Burleigh Tiles BTF 8382 Light 600 x 1200
- Wet Area Walls: Burleigh Tiles BTF 6925 600 x 600 Honed
- Feature Wall Tile Master Ensuite & Downstairs Powder: Eco Outdoor Garonne Baton 200mm x 50mm

Timber Flooring

- Preference Pronto ABC Grade 1900 x 190 x 14 Engineered Flooring Chesterfield

Doors, Hardware & Skirting

- Doors: Hume Solicore
- Skirting: P50 Shadowline Flush Detail
- Door Hardware: ABI Range in Brushed Gunmetal

Carpet

- Carpet Court Genesis: Colour Eaves

Paint

- All surfaces: Dulux Lexicon Quarter

Render

- Feature Entrance Wall: Splitstone Decorative Finish
- Kitchen Island: Polished Micro Cement

Timber Ceiling

- Australian Timber Ceilings: 130V J Blackbutt Paulow Micro Cement

Feature Claddings & Screens

- Laundry Splashback, Master Bedroom, Bathroom Walls, Retreat Wall, Office: VJ Wall Cladding 100mm
- Retreat Stair Void Screen: Paradise Timbers Custom Scalloped Blackbutt

Staircase

- Stringer: Custom Powder Coated Structural Steel Colour: Delux Lexicon Quarter
- Treads: Craftwood overlaid with Preference Pronto ABC Grade 1900 x 190 x 14 Engineered Flooring Chesterfield
- Balustrade: Frameless Glass with custom blackbutt top rail

Stone Benchtops

- Kitchen, Butlers' Pantry, Drop Zone & Laundry: Smartstone 20mm Honed Tundra Grigio
- Master Ensuite, Powder, Bed 2,3,4,5 Ensuities: Consentino Dekton Sabbia Smooth Matt 20mm
- BBQ Area: ACE Stone & Tile Porcelain Baron Black Spanish Porcelain 12mm

Glazing & Mirrors

- Water Art Glass: Custom Full Height shower screens throughout with gun metal fixings
- Water Art Glass: Custom Arched mirrors with brushed gun metal frame

Lighting

- Off Form Feature Entry Wall lights: Soktas Coral Wall Sconce
- Master Ensuite Bathroom Wall: Soktas Flo Wall Sconce
- All lighting & ceilings fans: Beacon Lighting

Cabinetry

- Kitchen & Butlers: Laminex Planked Urban Oak
- Laundry: Laminex Planked Urban Oak & Polar White
- Master, Bed 2, 3, 4, 5 Ensuite, Ground Floor Powder: Laminex Planked Urban Oak
- WIR1, WIR2, Bed 2 Desk, Study, Drop Zone: Laminex Planked Urban Oak & Polar White
- Retreat Built in, Living Room Built In: Laminex Planked Urban Oak
- Linen: Polar White
- BBQ: Rolux Matt Black

Curtain & Blinds

- Sheer curtains: A Curtains & Blinds Bali Colour: Pearl
- Block out blinds: A Curtains & Blinds Sanctuary Colour: Plaster

Plumbing Fixtures

- Samios Plumbing Presentation

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