

Frequently Asked Questions

5 Mollys Place, Currumbin Waters

WHY ARE YOU SELLING	Downsizing Investment Portfolio
LAND SIZE	644 m ²
YEAR BUILT	Approx late 1990's
PURCHASE PRICE FOR THE CURRENT OWNER	\$1,100,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	2023
IS THE PROPERTY TENANTED?	Yes
WHEN DOES THE TENANTS LEASE EXPIRE	07 October 2026
WHAT DO THE CURRENT TENANTS PAY FOR RENT	\$995 per week
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
IS THERE SOLAR ENERGY	Yes, 13.3 kw
TYPE OF HOT WATER SYSTEM	Electric Hot Water System
LOCATION OF HOT WATER SYSTEM	Right side of the property
IS THERE WATER STORAGE	No
AIR CONDITIONING	2x split systems
IS FRIDGE CAVITY PLUMBED FOR WATER	No
MEASUREMENT OF FRIDGE CAVITY	Open space
IS THERE INTERNET CONNECTION	Yes
WHAT IS THE CEILING HEIGHT?	2.4 m in the living room
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$3,532 per annum. Water Rates: \$1,708 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 THERE A BUILDING & PEST REPORT AVAILABLE	No
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	\$1100 - \$1150 per week.
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	No

Works Completed/Additional Information

- Large flat corner block with dual access via double side gates allowing room for storage of caravan, boat, trailer etc. securely off the street whilst maintaining a large grassed yard area and room for four cars undercover.
- Large three-bay shed for all workshop, tooling, storage needs with Interior dividers and doors so you can for example separate garden shed section from your clean storage and another bay for a workshop.
- Double garage with remote electric roller door and internal access from the home.
- Large double+ undercover carport providing protection over the driveway from the elements.
- Full Freshly painted exterior of home including all soffits, gutters, fascia, carport, patio and posts.
- New Full roof restoration and paint.
- New Massive 13.3KW of solar that easily covers all the homes power usage including air conditioning while still having large excess to export back to the grid or that will cover pool pump, chlorinator, heater etc in the future if a pool is installed meaning all daytime power usage is covered by solar hugely reducing or eliminating power bills. Latest tech in inverter including wireless phone connection to monitor usage/output/input to monitor the system in real-time.
- Full interior wall and ceiling restoration and complete interior paint throughout the home including all new ceiling fans, downlights, replaced every door (12 doors) including handles hinges and hardware. Also painted inside all cupboards, garage, wardrobes, and bathrooms.

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Works Completed/Additional Information

- New 7.5kw aircon fitted to main living area that effortlessly cools or warms the entire home and 2.5kw aircon fitted to the master bedroom.
- Master bedroom has private ensuite and large walk-in robe.
- The kitchen has received a full reface meaning all cabinetry doors, panels and oven tower replaced, as well as all handles, hinges and hardware.
- New dishwasher and cooktop installed.
- Brand new toilets in both bathrooms as well as new mirrors and cabinetry handles.
- New exterior downlights and sensor light at front door.
- Tri-lock front door for ultimate security, painted a feature colour.
- New carpet in all wardrobes including the walk in wardrobe in master bedroom.
- New interior roller blinds on every window in the property with dual rollers that have the option of both black out blinds or privacy blinds.
- All landscaping has been designed to be low maintenance and tidy giving a nice green landscape while maximising yard space and minimising maintenance.
- All concrete paths and driveway have been professionally acid washed and pressure cleaned

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