

# Frequently Asked Questions

## 246 Christine Avenue, Burleigh Waters

WHY ARE YOU SELLING	Downsizing Investment Portfolio
LAND SIZE	402m <sup>2</sup>
YEAR BUILT	1995
WHEN DID THE SELLER PURCHASE THE PROPERTY	May 2015
IS THE PROPERTY TENANTED?	Yes
WHEN DOES THE TENANTS LEASE EXPIRE	Privately Leased
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
IS THERE SOLAR ENERGY	No
TYPE OF HOT WATER SYSTEM	Electric Hot Water System - 125L
LOCATION OF HOT WATER SYSTEM	Right Side of Property
IS THERE WATER STORAGE	No
AIR CONDITIONING	1x Split System
IS FRIDGE CAVITY PLUMBED FOR WATER	Not Plumbed
MEASUREMENT OF FRIDGE CAVITY	830cm W x 1.7m H (Please check measure yourself)
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,394.52 per annum. Water Rates: \$1,391.76 per annum.
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	No
IS THE PROPERTY IN A FLOOD ZONE	Yes

*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.*

SCHOOL CATCHMENT	Prep to Yr6: Caningeraba State School Yr7 to Yr12: Varsiy College
RENTAL APPRAISAL	\$900 per week
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	Blinds in Main Bedroom
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	Unsure

## Works Completed

Dishwasher - 2 Months  
Ceiling Fans - 2023

*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.*