

Frequently Asked Questions

217 Mallawa Drive, Palm Beach

WHY ARE YOU SELLING	Upsizing
LAND SIZE	607m ²
YEAR BUILT	1975
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	Electric
IS THERE SOLAR ENERGY	No
TYPE OF HOT WATER SYSTEM	Electric Hot Water System
LOCATION OF HOT WATER SYSTEM	Right side of property
IS THERE WATER STORAGE	No
AIR CONDITIONING	2x Split Systems
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	910W x 1.8H (Please check measure yourself)
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT?	2.6m in Living
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Water Rates: \$1,665.2 approx per year Council Rates: \$3,403 approx per year
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	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 (Prep to Year 6) Elanora State High School (Year 7 to Year 12)
RENTAL APPRAISAL	\$1,000 Per Week
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No

Works Completed/Additional Information

- Full internal repaint - 4 years ago
- Ceiling fans and lights - 4 years ago
- New blinds – 4 years ago
- Bedroom blinds and sheer curtains – this month
- Electric hot water system – 1.5 years ago
- All new gutters – 6 weeks ago
- Breezeway and garage roof – 6 weeks ago
- Roof restoration – 2 months ago
- Pergola roof – 6 weeks ago
- Air conditioning × 2 – 3 years ago
- Left-side Colorbond fence – 2 years ago
- Side gate – 3 weeks ago

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