

Frequently Asked Questions

3/7 Aubrey Street, Surfers Paradise

WHY ARE YOU SELLING	Downsizing Investment Portfolio
YEAR BUILT	1977
HOW MANY UNITS ARE IN THE COMPLEX	9
WHEN DID THE SELLER PURCHASE THE PROPERTY	25 Jun 2021
IS THE PROPERTY TENANTED?	Owner Occupied
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
TYPE OF HOT WATER SYSTEM	Electric Hot Water System 50L
LOCATION OF HOT WATER SYSTEM	Main living area cupboards
AIR CONDITIONING	1x Split System
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
IS THERE INTERNET CONNECTION	Unsure
WHAT IS THE ZONING	High Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,244.58 pa. & Water Rates 1,702.44 pa.
WHAT ARE THE BODY CORPORATE RATES	\$87.39 per week
WHAT IS THE SINKING FUND BALANCE	\$39,481.09 as at 14 January 2025
ARE PETS ALLOWED IN THE COMPLEX	Upon Body Corp Approval
IS THE PROPERTY IN A FLOOD ZONE	No
SCHOOL CATCHMENT	Surfers Paradise State High School & Merrimac State High School
RENTAL APPRAISAL	\$700-\$750 per week
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	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.

McGrath

Works Completed/Additional Information

- New Kitchen & appliances - 2 years
- Hybrid flooring - 2 years
- Full internal repaint - 2 years
- Ceiling fans - 2 years
- Bathroom refresh - 2 years
- Airconditioning - 2 years
- Light switches & powerpoints - 2 years

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