

Frequently Asked Questions

208/2 Mawarra Street, Palm Beach

WHY ARE YOU SELLING	Moving to Sunshine Coast to be with family
LAND SIZE	132 m ²
YEAR BUILT	2023
HOW MANY UNITS ARE IN THE COMPLEX	80
PURCHASE PRICE FOR THE CURRENT OWNER	\$1,580,500
WHEN DID THE SELLER PURCHASE THE PROPERTY	June 2025
IS THE PROPERTY TENANTED?	Owner Occupier only. Never been tenanted since built.
IS THE PROPERTY SEWERED OR SEPTIC	Sewer mains
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
TYPE OF HOT WATER SYSTEM	Electric
LOCATION OF HOT WATER SYSTEM	Wall mounted in laundry
AIR CONDITIONING	Ducted in living and all bedrooms
IS THERE INTERNET CONNECTION	NBN
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,193 per annum. Water Rates: \$522 per annum
WHAT ARE THE BODY CORPORATE RATES	\$149 per week
ARE PETS ALLOWED IN THE COMPLEX	Yes
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
IS THE PROPERTY IN A FLOOD ZONE	Yes
SCHOOL CATCHMENT	Palm Beach State School - prep to year 6 Palm Beach-Currumbin State High School - year 7 to year 12
RENTAL APPRAISAL	\$1,550 per week.

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

EXCLUSIONS	Bar fridge
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	Yes
IS THERE A TERMITE BARRIER	Not sure, but body corporate does pest control every 6 months

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