

Frequently Asked Questions

8 Chauvel Court, Currumbin Waters

WHY ARE YOU SELLING	Upsizing Investment Portfolio
LAND SIZE	692 m ²
YEAR BUILT	1982
PURCHASE PRICE FOR THE CURRENT OWNER	\$867,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	August 2017
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Gas (bottled)
IS THERE SOLAR ENERGY	Yes - 20 panels, 6.6kw
TYPE OF HOT WATER SYSTEM	Electric Hot Water System
LOCATION OF HOT WATER SYSTEM	Left side of the property
IS THERE WATER STORAGE	No
AIR CONDITIONING	Ducted - zoned
POOL - SALT WATER/MAGNESIUM/CHLORINATED	Saltwater
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes, plumbed
MEASUREMENT OF FRIDGE CAVITY	1.1m wide x 1.8m high
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT?	2.4 m
WHAT IS THE ZONING	Low Density Residential
IS THERE A BUILDING & PEST REPORT AVAILABLE	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.

McGrath

SCHOOL CATCHMENT	Currumbin State School - prep to year 6 Palm Beach-Currumbin State High School - year 7 to year 12
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	Winch not in use
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	Yes

Works Completed/Additional Information

Kitchen& butlers pantry - 2017

Laundry - 2017

Engineered timber flooring - 2017

Both bathrooms - 2021 / 2022

Ducted Airconditioning - 2024

Solar system - 2020

Roof repaint - 2021

Pool chlorinator - 2022

Pool pump - 2024

Viewing platform by creek - 2020

Rendered - 2021

Full external repaint - 2021

Full internal repaint - 2024

S-fold sheer curtains - 2024 - 2026