

FREQUENTLY ASKED QUESTIONS

4/111 FRANK STREET, LABRADOR

Built	1991
Council rates	\$TBC p.a approx
Water rates	\$TBC p.a. approx
Body corporate	\$TBC. approx
Sinking Fund	TBC
Units in complex	15
Owner occupier/investor	12 Owner occupied / 3 Rented
Easements	N
Bin Day	Tuesdays
Individually Metered	N
Estimate Rental	\$600 - \$625 per week
ShortTerm Rental Estimate	\$1,000 per week
Internal Size	71m2
Land Size	1,443m2
Car accommodation	1 underground car space
Extras	North-facing apartment filled with natural light Keypad required for all entries Secure underground parking and storage cage (1180 x 1880) Pet friendly building
School Catchments	Southport State High School, 1.6km Southport State School, 2.1km
Parks & Recreation	The Broadwater, 99m Ian Dipple Lagoon, 630m Harley Park, 700m
Shopping & Facilities	The Lazy Lobster Seafood, 170m The Grand Hotel, 460m Harley Park Boat Ramp, 530m Charis Seafoods, 565m Fratello Italian, 675m Chirn Park Shops, 1.3km Australia Fair Shopping Centre, 2.5km
Medical	Southport Day Hospital, 1.8km Griffith University Hospital, 2.8km



McGrath

OFFER TO PURCHASE

This document gives the seller a clear indication of your intentions to buy. This document DOES NOT constitute a binding agreement to purchase a property. A contract of sale will be forwarded to you, if your offer is accepted by the seller.

PROPERTY ADDRESS

BUYER DETAILS

Buyer 1 Full legal name (incl. middle names) _____

Address _____

Email _____ Phone _____

Buyer 2 Full legal name (incl. middle names) _____

Address _____

Email _____ Phone _____

TERMS OF OFFER

Purchase Price \$ _____ Deposit \$ _____

Finance _____ Building and Pest _____ Settlement _____

Other conditions _____

BUYER'S SIGNATURE'S

Buyer 1 _____ Date _____

Buyer 2 _____ Date _____

Trust Account Details

Bank: Westpac Banking Corporation

Account name: Agent Pro Pty Ltd t/as McGrath Gold Coast

BSB: 034 279 A/C 593 936

Reference: Please use the street address of the property you are purchasing eg 12 Smith Street

Mark Saveall 0403 788 757 | MarkSaveall@mcgrath.com.au