

FREQUENTLY ASKED QUESTIONS 19 FIRST AVENUE LABRADOR

Built	1960
Council rates	\$2400 pa approx.
Water rates	As per usage
Estimate Rental	\$1100 - \$1150 per week
Land size	539 sqm
House size	221 sqm
Zoning	Low Density Residential
Garbage Day	Tuesday
Car accommodation	One Garage, One Carport, One Shade sail
Extras	Elevated position on wide street with skyline views Separate large home office, with side access 10kw Solar Panels installed 2021 New colorbond roof installed 2020
Schools	Labrador State School Primary Government 0.94k Musgrave Hill State School Primary Government 1.12k Southport Special School Combined Government 1.33k St Hilda's School Combined Independent 2.16k Southport State School Primary Government 2.18k
Parks & Recreation	The Broadwater 500m Musgrave off leash dog park 850m
Shopping & Facilities	Chirn Park shops 800m Musgrave Bowling Club 850m
Medical	GC University Hospital 1.1k





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