

FREQUENTLY ASKED QUESTIONS

1/38 ROBERT STREET, LABRADOR

Built	2001
No of homes	10
Council rates	\$1750 approx. per annum
Water rates	As per usage amount
Body Corp	\$73 per week
Sinking fund	\$23,999 as of October 2024
Individual Water meters	Yes
Estimate Rental	\$800 - \$850 per week
Unit size	112 sqm
Zoning	Medium Density
Garbage Day	Wednesday
Car accommodation	Single remote garage plus secure car space
Extras	Small complex of 10 North facing, plenty of sun and breeze Newly renovated
Schools	Musgrave Hill State School, Primary, Government, 1.32km Southport Special School, Combined, Government, 1.41km Labrador State School, Primary Government, 1.26km St Hilda's School, Combined, Independent, 1.79m Southport State School, Primary Government, 1.97km
Parks & Recreation	Broadwater, 500m Off Leash Dog Park, 500m Musgrave Park, 1.1km
Shopping & Facilities	Chirn Park Cafes, 400m Harbour Town, 2.5km
Medical	Gold Coast University Hospital, 2.39km Chirn Park Medical Centre, 550m



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

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