

Property information sheet.

19B Hardys Road, Mudgeeraba

Why are you selling?	Relocating
What is the land size?	1,539m ² approx.
When was the property built?	2020
Who was the builder?	Kline Homes
Is the property vacant, owner occupied or tenanted?	Vacant
Is the property sewerred or septic?	Ozzikleen treatment system
Is the property fully fenced?	YES
Is the cooktop gas, electric or induction?	Gas
Is there solar energy?	YES – 13kw Sunpower Maxeon, solar edge inverter
What type of hot water system do you have?	Gas
Is there water storage?	NO
Is there air conditioning?	YES – Ducted reverse air conditioning throughout
Is the pool salt water or chlorinated?	Freshwater (Enviroswim)
Is there an internet connection?	YES – NBN available
Is there a security system?	YES
Is there a building and pest report available?	NO
Are there any easements?	NO
What school catchment is the property in?	Mudgeeraba Creek Primary School & Robina High School
Anything else prospective purchasers should know?	NO
What is the rental estimate?	In the vicinity of \$1,200 per week

Rates & Levies

Council Rates	Water Rates
\$1,742pa approx.	\$1,807pa approx.

DISCLAIMER: Whilst all details in this information sheet have been carefully prepared and are believed to be correct, no warranty can be given either expressly or implied by the vendors or their agents. Intending users must rely on their own enquiries. Rental estimate is prepared on comparable rental data. We reserve the right to review this figure.

