

# Property information sheet.

## 38 Fan Road, Robina

Why are you selling?	Releasing investment property
What is the land size?	506 sqm approx.
When was the home built?	2002
What is the aspect?	West
What did you purchase the home for?	As investment property
How long have you owned the home?	Over 3 years
Is the home vacant, owner occupied or tenanted?	Tenanted
Is the home sewerred or septic?	Sewered
Is the home fully fenced?	Yes
Is there solar energy? If so, how many panels?	No
What type of hot water system do you have?	Electric
Where is the hot water unit located?	Outside the laundry (Southern side of the home)
Is there water storage?	No
Is there air conditioning?	Yes – Split system located in the main bedroom, lounge, and workshop. Three in total.
Is the pool salt water or chlorinated?	Chlorinated
Is there an internet connection?	Broadband
What is the zoning?	Special residential (Albert)
Is there a building and pest report available?	Yes
Is there a termite barrier?	No
Are there any easements?	No
What school catchment is the home in?	Varsity College – Prep to Year 12
What work/s have been completed?	Ventilation in storage room
Is there anything that doesn't work in the home?	No
What are the auction terms?	30-day settlement with a \$50,000 deposit
<b>Tenancy Details</b>	
Current lease terms:	Fixed lease agreement
Lease expiry date:	15 <sup>th</sup> April 2022
Current rental return:	\$800 per week

## Rates & Levies

Council Rates	Water Rates
\$2,450pa approx.	\$2,556pa 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.

