

# Property information sheet.

6 Austin Avenue, Currumbin Waters	
Why are you selling?	Relocating due to work
When was the home built?	The original home was built in 2007
What is the aspect?	North
Is the home vacant, owner occupied or tenanted?	Owner occupied
Is the home sewerred or septic?	Sewered
Is the home fully fenced?	No
Is there solar energy? If so, how many panels?	No
What type of hot water system do you have?	Gas
Is there water storage?	Yes – Tank is located out the back
Is there air conditioning?	Yes – Split systems are located throughout the home
Is there an internet connection?	Yes – Available with a Wi-Fi dongle
What is the zoning?	Residential A (Albert)
Is there a security system?	No
Is there a building and pest report available?	No
Is there a termite barrier?	Yes
Are there any easements?	Yes
What school catchment is the home in?	Currumbin Primary School & PBC High School
What work/s have been completed in the last 12 months?	<ul style="list-style-type: none"> <li>- Full internal and external painting, new external cladding replacing corrugated iron underneath the kitchen windows</li> <li>- New front deck and entrance stairs (including beams, waterproofing and hardwood timber)</li> <li>- Added hardwood timber privacy screen on main stairs and on the bottom deck</li> <li>- Installation of automated blinds in the living room and kitchen</li> <li>- New internal stair facade and beading throughout the house</li> <li>- Skirting boards put in upstairs in bedrooms</li> <li>- VJ feature wall in spare room, kitchen bench, cupboards put on in nursery and spare room</li> <li>- New air conditioner in main bedroom and lounge room, new carpets in upstairs bedrooms</li> </ul> <p>Pest bomb done in March 2021</p>
Is there anything that doesn't work in the home?	- No

<b>What is the revised rental estimate?</b>	<ul style="list-style-type: none"> <li>- The entire property could rent up to \$1,350 per week</li> <li>- The main 3 bedroom residence could rent up to \$1,000 per week</li> <li>- Self-contained studio could rent from \$400 - \$450 per week</li> </ul>
<b>What are the auction terms and conditions?</b>	30 Day settlement & \$50,000 deposit

Rates & Levies	
Council Rates	Water Rates
TBA	\$1,209 pa 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.