

# Property information sheet.

206/60 Jefferson Lane, Palm Beach	
Why are you selling?	Moving Overseas
When was the complex built?	2019
What is the aspect?	North West
How long have you owned the unit?	4 ½ years approx.
Is the unit vacant, owner occupied or tenanted?	Vacant
How many units are in the complex?	46
Is there solar energy? If so, how many panels?	NO
What type of hot water system do you have?	Electric
Is the unit individually water metered?	YES
Is there air conditioning?	YES - Ducted throughout
Is there an internet connection?	YES - NBN available
How much money is in the sinking fund?	\$90,194.73 as at 17 <sup>th</sup> January 2023
Is there a security system?	YES
Are pets allowed?	YES
Is there a building and pest report available?	NO
What school catchment is the unit in?	Palm Beach Primary & PBC High School
What is the revised rental estimate?	\$850-\$900 pw
What amenities are in the complex?	Residents lounge, spa and BBQ deck

Rates & Levies		
Council Rates	Water Rates	Strata Levies
\$1,850pa	\$1,176pa	\$93pw

**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.