

Property information sheet.

24/1444 Gold Coast Highway, Palm Beach

Why are you selling?	Releasing investment property
When was the property built?	1985
How long have you owned the property?	9 years approx.
Is the property vacant, owner occupied or tenanted?	Vacant
How many apartments are in the complex?	28
Is the property sewerred or septic?	Sewered
Is there solar energy? If so, how many panels?	NO
What type of hot water system do you have?	Electric
Is there water storage?	NO
Is there air conditioning?	Yes – Air conditioning unit in kitchen
Is there an internet connection?	YES – NBN available
How much money is in the sinking fund?	\$113,364.98 as at 11 th June 2021
Is there a security system?	NO
Are pets allowed?	YES – Pending body corporate approval
Is there a building and pest report available?	NO
Are there any easements?	NO
What school catchment is the property in?	Palm Beach Primary School & PBC High School
What is the revised rental estimate?	\$310 - \$350 per week
Anything else prospective purchasers should know?	NO

Rates & Levies

Council Rates	Water Rates	Strata Levies
\$1,851pa approx.	\$1,200pa approx.	\$36pw

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.