

Property information sheet.

34 Albany Avenue, Currumbin

Why are you selling?	Releasing investment property from portfolio
What are the features of the home?	<ul style="list-style-type: none"> - Custom made timber cabinetry in kitchen with Fisher & Paykel appliances with integrated dishwasher, LG double door fridge, DeDietrich glass rangehood, Vintec wine fridge & stone bench tops - Custom made cabinets in master suite, and the lower level living room - Beautifully renovated ensuite in the master - Plantation shutters - Foxtel connection - Split system A/C Panasonic - Ocean views - Panasonic projector and speakers - Gas connection fireplaces - Hardwood Blackbutt timber flooring - Hand turned custom hand railing - Legend intercom system - Freshly painted - New carpets in bedrooms and study - New pool creepy crawly & chlorinator - Dimmable bedroom lights - 2 Gas fireplaces
What is the aspect?	North Aspect
Is the home vacant, owner occupied or tenanted?	Vacant
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
Is there water storage?	Yes, tank is located under the house
Is there air conditioning?	Yes, Panasonic split systems are located throughout the home
Is the pool salt water or chlorinated?	Saltwater pool
Is there an internet connection?	Yes – NBN
What is the zoning?	Residential A (Albert)
Is there a security system?	Yes – Superlive security camera system
Is there a termite barrier?	Yes

Are there any easements?	No
What school catchment is the home in?	Currumbin Primary School & PBC High School
Is there anything that doesn't work in the home?	No
What is the revised rental estimate?	In the vicinity of \$1400 per week
What are the auction terms and conditions?	30 Day settlement with a \$100,000 deposit

Rates & Levies	
Council Rates	Water Rates
\$2,330.46 pa approx.	\$1,350 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.