

# Property information sheet.

## 43 Tahiti Avenue, Palm Beach

Why are you selling?	Downsizing
What is the land size?	508 sqm approx.
When was the home built?	Late 60's
What is the aspect?	Rear of the property faces northwest
What did you purchase the home for?	As a family home
How long have you owned the home?	20 years
Is the home vacant, owner occupied or tenanted?	Owner occupied
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?	Garage
Is there water storage?	No
Is there air conditioning?	Yes – Ducted air conditioning to all rooms
Is the pool salt water or chlorinated?	No
Is there an internet connection?	Yes - NBN
What is the zoning?	Residential A (Gold Coast)
Is there a security system?	Yes – Alarm system, not back to base
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?	Currumbin State School & Palm Beach-Currumbin State High School
What work/s have been completed?	Fully renovated in 2003 – Architect designed
What is the revised rental estimate?	\$900 - \$950 per week
What are the auction terms?	30 – 90 day settlement with a \$100,000 deposit
Anything else prospective purchasers should know?	No

## Rates & Levies

Council Rates	Water Rates
\$2,750pa approx.	\$1,100pa 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.