

# Property information sheet.

## 2/26 Riverside Drive, Currumbin Waters

<b>Why are you selling?</b>	Downsize and move out of area
<b>What is the land size?</b>	339 sqm approx.
<b>Who was the builder?</b>	One Off Projects & Owner Builder
<b>When was the home built?</b>	Newly built, completed in May 2022
<b>What is the aspect?</b>	Northeast from rear of the property
<b>Is the home vacant, owner occupied or tenanted?</b>	Owner occupied
<b>Is the home sewered or septic?</b>	Sewered
<b>Is the home fully fenced?</b>	Backyard is fully fenced
<b>Is there solar energy? If so, how many panels?</b>	No
<b>What type of hot water system do you have?</b>	Gas
<b>Where is the hot water unit located?</b>	Behind the side access gate
<b>Is there water storage?</b>	No
<b>Is there air conditioning?</b>	Yes, ducted Samsung air conditioning to every room
<b>Is the pool salt water or chlorinated?</b>	Salt water
<b>Is there an internet connection?</b>	Yes – NBN available
<b>What is the zoning?</b>	Residential A (Albert) – Medium Density Residential
<b>Is there a building and pest report available?</b>	As the property is brand new a Form 21 (final inspection certificate) will be provided
<b>Are there any easements?</b>	No
<b>What school catchment is the home in?</b>	Elanora Primary School & PBC High School
<b>What is the revised rental estimate?</b>	In the vicinity of \$2,500 to \$2,800 per week for both

## Rates & Levies

Council Rates	Water Rates	Shared Insurance
\$1,930.70 p.a. approx.	\$964.32 p.a. approx.	\$2,250 p.a 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.