

# Property information sheet.

## 1/7 Boundary Street, Currumbin Waters

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| Why are you selling?                             | Moving elsewhere                                      |
| When was the home built?                         | Original home was built in 1975                       |
| What is the aspect?                              | North   |
| How long have you owned the home?                | Just over 4 years                                     |
| Is the home vacant, owner occupied or tenanted?  | Owner occupied  |
| Is the home sewered or septic?                   | Sewered   |
| Is the home fully fenced?                        | Yes   |
| Is there solar energy? If so, how many panels?   | Yes   |
| What type of hot water system do you have?       | There are 2 hot water systems, they are both electric |
| Where is the hot water unit located?             | One is in the laundry and another is located outside  |
| Is there water storage?                          | No  |
| Is there air conditioning?                       | Yes – Split systems, 7 in total                       |
| Is the pool salt water or chlorinated?           | No  |
| Is there an internet connection?                 | Yes – NBN   |
| What is the zoning?                              | Residential A (Albert)                                |
| Is there a security system?                      | No  |
| Is there a building and pest report available?   | Yes   |
| Is there a termite barrier?                      | Yes   |
| Are there any easements?                         | Shared driveway                                       |
| What school catchment is the home in?            | Currumbin Primary School & PBC High School            |
| What work/s have been completed?                 | Fully renovated in 2017 – Builder, Shoredan Projects  |
| Is there anything that doesn't work in the home? | No  |
| What is the revised rental estimate?             | \$900 – \$1,100 per week                              |
| What are the auction terms and conditions?       | \$50,000 deposit and 30 – 60 day settlement           |

## Rates & Levies

| Council Rates      | Water Rates        | Shared Building Insurance |
|--------------------|--------------------|---------------------------|
| \$2,482 pa approx. | \$1,823 pa approx. | \$2,300.50 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.