

# Property information sheet.

## 37/56-70 Guineas Creek Road, Currumbin Waters

<b>Why are you selling?</b>	Releasing investment property
<b>When was the complex built?</b>	1990
<b>What is the aspect?</b>	East facing from the back balcony
<b>What did you purchase the unit for?</b>	\$187,000
<b>How long have you owned the unit?</b>	25 years approx.
<b>Is the unit vacant, owner occupied or tenanted?</b>	Vacant
<b>How many units are in the complex?</b>	68
<b>Is the unit sewered or septic?</b>	Sewered
<b>Is there solar energy? If so, how many panels?</b>	NO
<b>What type of hot water system do you have?</b>	Electric
<b>Where is the hot water unit located?</b>	In the laundry
<b>Is there water storage?</b>	NO
<b>Is the unit individually water metered?</b>	NO
<b>Is there air conditioning?</b>	YES – Split system unit in living and second bedroom
<b>Is there an internet connection?</b>	YES
<b>What is the zoning?</b>	Residential B (Albert)
<b>How much money is in the sinking fund?</b>	TBA
<b>Is there a security system?</b>	NO
<b>Are pets allowed?</b>	YES – Pending body corporate approval
<b>Is there a building and pest report available?</b>	NO
<b>Are there any easements?</b>	NO
<b>What school catchment is the unit in?</b>	Elanora Primary School & PBC High School
<b>Is there anything that doesn't work in the unit?</b>	NO
<b>What is the rental estimate?</b>	\$650 – \$680 per week
<b>What amenities are in the complex?</b>	Pool, tennis court, BBQ area and games room

## Rates & Levies

Council Rates	Water Rates	Strata Levies
\$2,238 p.a. approx.	\$1,355 p.a. approx.	\$86 per week 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.