

Property information sheet.

4 McCarthy Court, Tugun

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| Why are you selling? | Upsizing the family home |
| What is the land size? | 1,116 sqm approx. |
| When was the home built? | Built in 1989, it is 33 years old |
| What is the aspect? | South |
| Is the home vacant, owner occupied or tenanted? | Tenanted |
| Is the home sewerred or septic? | Sewered |
| Is the home fully fenced? | No |
| 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? | Under the house |
| Is there water storage? | No |
| Is there air conditioning? | Yes, there are two split system air conditioning units |
| Is there an internet connection? | NBN |
| What is the zoning? | Residential A (Gold Coast) |
| Are there any easements? | Yes |
| What school catchment is the home in? | Currumbin State School & PBC High School |
| What is the revised rental estimate? | In the vicinity of \$850 - \$950 per week. |

Rates & Levies

| Council Rates | Water Rates |
|----------------------|----------------------|
| \$2,108 p.a. approx. | \$1,417 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.