

Property information sheet.

1/4 Allara Avenue, Palm Beach

Why are you selling?	Releasing investment property
When was the complex built?	1979
What is the aspect?	North East facing from the patio
How long have you owned the unit?	2 years approx.
Is the unit vacant, owner occupied or tenanted?	Tenanted
How many units are in the complex?	8
Is the unit sewerred or septic?	Sewered
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?	In the kitchen
Is there water storage?	NO
Is the unit individually water metered?	NO
Is there air conditioning?	NO
Is there an internet connection?	YES – NBN available
What is the zoning?	Residential C (Gold Coast) – Medium Density Residential
How much money is in the sinking fund?	\$36,043.71 as at 19 th January 2022
Is there a security system?	NO
Are pets allowed?	YES – Pending body corporate approval
Is there a building and pest report available?	NO
Are there any easements?	NO
What school catchment is the unit in?	Palm Beach Primary & PBC High School
What work/s have been completed?	Renovated kitchen and bathroom flooring and electricals
Tenancy Details	
Current lease terms:	Periodic Lease Agreement
Current rental return:	\$550 per week
What is the revised rental estimate?	\$520 – \$550 per week

Rates & Levies

Council Rates	Water Rates	Strata Levies
TBA	\$1,240 p.a. approx.	\$36 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.