

Property information sheet.

32 Durobby Drive, Currumbin Valley

Why are you selling?	Downsizing
What is the land size?	6,683m ²
When was the home built?	2002
What is the aspect?	North facing to the front
What did you purchase the home for?	\$85,000
How long have you owned the home?	21 years approx.
Is the home vacant, owner occupied or tenanted?	Owner occupied
Is the home sewerred or septic?	Biocycle
Is the home fully fenced?	NO
Is there solar energy? If so, how many panels?	YES – 7 panels (1.5kw system)
What type of hot water system do you have?	Gas
Where is the hot water unit located?	Underneath the house
Is there water storage?	YES
Is there air conditioning?	NO
Is there an internet connection?	YES
What is the zoning?	Park Residential (Albert) – Rural Residential
Is there a security system?	NO
Is there a building and pest report available?	NO
Is there a termite barrier?	NO
Are there any easements?	NO
What school catchment is the home in?	Currumbin Valley Primary School & Elanora High School
What work/s have been completed?	Freshly painted internally and externally, polished internal flooring, new carpet in bedrooms and rumpus room
What is the rental estimate?	\$1,150 – \$1,250 per week

Rates & Levies

Council Rates	Water Rates
\$1,840 p.a. approx.	\$835 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.