

Property information sheet.

128 Cypress Terrace, Palm Beach

Why are you selling?	Downsizing
What is the aspect?	East Facing
Is the home vacant, owner occupied or tenanted?	Owner Occupied
Is the pool salt water or chlorinated?	Salt Water
Is the home sewerred or septic?	Sewered
Is the home fully fenced?	Yes
Is there solar energy? If so, how many panels?	Yes, there are 28 panels with bird proofing
What type of hot water system do you have?	Electric hot water
Is there water storage?	Yes, there is a Rainwater Tank providing water to the pool & garden
Is there an internet connection?	Yes, there is NBN Connection with 3 Google Nest internet extenders
Is there Foxtel connection?	There is Fetch TV
What is the zoning?	Medium Density Residential
Is there a building and pest report available?	Yes
Is there a termite barrier?	Yes
Are there any other features?	Yes, there is a Reverse Osmosis Purification Water System
Are there any easements?	No
What school catchment is the home in?	Palm Beach State School & Palm Beach-Currumbin State High School
What is the revised rental estimate?	In the vicinity of \$1650 plus per week
When is the property going to Auction?	Thursday 28 April 2022 at 6:00 pm Onsite
What are the Auction terms?	\$100,000 deposit with a 30 to 90 day settlement

Rates & Levies

Council Rates	Water Rates
\$2,740 pa approx.	\$1,823 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.