

# Property information sheet.

43 Clives Circuit, Currumbin Waters	
Why are you selling?	Moving elsewhere
What is the land size?	769 sqm approx.
When was the home built?	2013
What is the aspect?	North
What did you purchase the home for?	Family home
How long have you owned the home?	5 years
Is the home vacant, owner occupied or tenanted?	Owner occupied
Is the home sewered or septic?	Sewered
Is the home fully fenced?	Yes
What type of hot water system do you have?	Gas
Is there water storage?	2000 Litre rainwater tank
Is there heating or cooling?	Ducted air-conditioning and ceiling fans
Is there an internet connection?	NBN
What is the zoning?	Low density residential zoning
Zoning potentials	Additional Granny Flat STCA
Is there a security system?	Security screens throughout
Is there a building and pest report available?	Yes
Is there a termite barrier?	Yes
What school catchment is the home in?	Currumbin State School & Palm Beach-Currumbin State High School
What work/s have been completed?	New carpets, flooring, security screens, ceiling fans, laundry were installed around 2 years ago
What is the long term current rental estimate?	Approx. \$1200 per week
What is the short term Airbnb rental estimate?	Approx. \$95,000 Low, \$106,000 High (gross)
Anything else prospective purchasers should know?	Renders of pool installation and landscaping are available on request
Council Rates	\$1,835.90 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.