

# Property Information Sheet

25 Markeri Street  
Mermaid Waters

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|                                                           |                                                                                                       |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| <b>Why are the owners selling?</b>                        | Moving overseas                                                                                       |
| <b>What is the land size?</b>                             | 610sqm                                                                                                |
| <b>When was the home built?</b>                           | 1978                                                                                                  |
| <b>What is the aspect?</b>                                | Rear to North                                                                                         |
| <b>What are the property features</b>                     | 4 Bed, 2 Bath, 2 Car spaces, Additional storage shed                                                  |
| <b>Is the home vacant, owner occupied or tenanted?</b>    | Owner Occupied                                                                                        |
| <b>Is the home fully fenced?</b>                          | Yes                                                                                                   |
| <b>What type of hot water system do you have?</b>         | Electric                                                                                              |
| <b>Is there air conditioning?</b>                         | Yes                                                                                                   |
| <b>Is there an internet connection?</b>                   | Yes                                                                                                   |
| <b>What is the zoning?</b>                                | Medium density                                                                                        |
| <b>What is the best use for the block?</b>                | The highest and best use for this site / zone would be up to 4 Dwellings (units or townhouses).       |
| <b>What is the frontage?</b>                              | 18.5m*                                                                                                |
| <b>How far is the property from the beach?</b>            | 550m*                                                                                                 |
| <b>Is there a building and pest report available?</b>     | No                                                                                                    |
| <b>What is the expected rental return?</b>                | \$850 in current condition                                                                            |
| <b>What school catchment is the home in?</b>              | Broadbeach State School; Miami State High School                                                      |
| <b>Are there any easements?</b>                           | Yes – Easement No. 601074176 'Benefiting The Land' and Easement No. 602233261 'Burdening of the land' |
| <b>Will the sellers consider offers prior to auction?</b> | Yes                                                                                                   |
| <b>When is the auction scheduled for?</b>                 | Saturday, 30 <sup>th</sup> April 11:30am – auction start time                                         |

## What the sellers love

- The skyline at night and the short walk to the beach, dining options and entertainment
- Major shopping centre proximity – Pacific Fair and Broadbeach Oasis Shopping centre
- The Mermaid Plaza re-development happening at the end of the street – new dining and lifestyle options
- The open plan living and dining space that leads to the back patio
- All the potential that the block offers to the new owners

## Rates & Levies

|                      |                      |
|----------------------|----------------------|
| <b>Council Rates</b> | <b>Water Rates</b>   |
| Approx. \$3,058 p.a. | Approx. \$1,452 p.a. |