

Property information sheet.

9 GULAI STREET, PALM BEACH

Why are you selling?	Downsizing investment portfolio
What is the land size?	329.43m ²
When was the home built?	27 th April 2021 completion date
Is the home vacant, owner occupied or tenanted?	Owner Occupied
Is the home sewered or septic?	Sewered
Is the home fully fenced?	Yes
Is there solar energy? If so, how many panels?	No
What type of hot water system do you have?	Electric
Is there air conditioning?	Yes, Ducted
Is the pool salt water or chlorinated?	Saltwater
Is there an internet connection?	Yes, NBN connected
What is the zoning?	Residential B (Gold Coast)
Is there a security system?	Yes. Internal security sensors, external cameras, CCTV intercom, lockable entrance
Is there a building and pest report available?	No
Is there a termite barrier?	Yes, by "The White Ant Co" – Inspection certificate available online
Are there any easements?	No
What school catchment is the home in?	Palm Beach State School and PBC
Who built the property?	Highlife Homes, designed by SMEK Design
What is the revised rental estimate?	Vicinity of \$1,500 p/w

What the Sellers Love

- Walking back from the beach and using the hot/cold outdoor shower to rinse off all the sand
- The open kitchen with a walk-in pantry and brand-new Bosch appliances
- The colour scheme throughout; monument grey, oak, black tapware, and handles
- The high ceilings that create a perception of even more spaciousness and feeling of more natural light
- Being in a central lifestyle location; close to the canals to fish, beach for surf and sunset drinks, South or Northbound M1 access, proximity to schools from primary to high school, popular dining options to indulge in, and sporting fields
- All the security features that allow your mind to be put at ease when away or home alone, internal security sensors, external security camera's, CCTV intercom, and solid rendered fencing for privacy
- The electronic, no key needed, front door means that you can walk to the beach and not have to worry about keys. You simply use your unique code, FOB or your phone to unlock.

Rates & Levies

- As the properties have only recently been strata titled, full rates and water notices have not been issued/available yet

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.