

Property information sheet.



34 Diplacus Drive, Palm Beach

What are the main property features?	4 bed, inc. guest wing with own bathroom; 4 bath; 2 car garage; pool
What is the sale method?	Expressions of interest – ask for recent sales to assist
Why are the owners selling?	Moving out of area
What is the land size?	645m ²
When was the home built?	1980
What is the aspect?	North
How long have the sellers owned the home?	Since 2014
Is the home vacant, owner occupied or tenanted?	Owner occupied
Is the home sewerred or septic?	Sewered
Is the home fully fenced?	Yes
Is there solar energy? If so, how many panels?	Yes, 12. 6kw
What type of hot water system do you have?	Electric, installed 2020 Rheem 315L
Is there water storage?	3,000ltr water tank + spear pump
Is there air conditioning?	Yes, ducted upstairs + ceiling fans
Is the pool salt water or chlorinated?	Salt water
Is there an internet connection?	Yes, NBN
What is the zoning?	Residential A (Gold Coast)
Is there a building and pest report available?	Available to purchase for \$49* – ask for more details
Are there any easements?	No
What school catchment is the home in?	Palm Beach State School & Elanora High School (2022)
What is the rental estimate?	Vicinity of \$1,200 p/w
What is the preferable settlement timeframe?	January 2022

Rates & Levies

Council Rates	Water Rates
Approx. \$1,061 per half	Approx. \$383 per quarter

What the sellers love

Proximity to Tallebudgera Creek and Beach.
Walk to West Burleigh cafes via pedestrian bridge.
Close to Burleigh Headlands National Park.
Short distance to great restaurants and surf clubs.
Friendly quiet neighbourhood.

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.