

# Property information sheet.

## 2/4 Border Drive North, Currumbin Waters

|                                                       |                                                 |
|-------------------------------------------------------|-------------------------------------------------|
| Why are you selling?                                  | Moving interstate                               |
| When was the complex built?                           | 2010                                            |
| What is the aspect?                                   | South East facing at the front                  |
| How long have you owned the townhouse?                | 6 ½ years approx.                               |
| Is the unit vacant, owner occupied or tenanted?       | Owner occupied                                  |
| How many townhouses are in the complex?               | 13                                              |
| Is the unit sewerred or septic?                       | Sewered                                         |
| Is there solar energy? If so, how many panels?        | NO                                              |
| What type of hot water system do you have?            | Gas                                             |
| Is there water storage?                               | YES – Eco tank                                  |
| Is the townhouse individually water metered?          | YES                                             |
| Is there air conditioning?                            | YES – Split system in dining and master bedroom |
| Is there an internet connection?                      | YES – NBN available                             |
| How much money is in the sinking fund?                | \$20,365.88 as at 8 <sup>th</sup> April 2022    |
| Is there a security system?                           | Lockable gates                                  |
| Are pets allowed?                                     | YES – Pending body corporate approval           |
| Is there a building and pest report available?        | YES                                             |
| Are there any easements?                              | NO                                              |
| What school catchment is the unit in?                 | Currumbin Primary School & PBC High School      |
| Is there anything that doesn't work in the townhouse? | NO                                              |
| What is the rental estimate?                          | \$750 + per week                                |

## Rates & Levies

| Council Rates        | Water Rates          | Strata Levies         |
|----------------------|----------------------|-----------------------|
| \$1,743 p.a. approx. | \$1,129 p.a. approx. | \$41 per week 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.