

Property information sheet.

2 Mikonos Court, Currumbin Waters

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| Why are you selling? | Downsizing |
| What is the land size? | 821m ² |
| When was the home built? | 1985 |
| What is the aspect? | North facing to the front |
| What did you purchase the home for? | \$510,000 |
| How long have you owned the home? | 9 years approx. |
| 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? | NO |
| What type of hot water system do you have? | Gas |
| Where is the hot water unit located? | Along the back wall of the house (externally) |
| Is there water storage? | YES – 3 x water tanks |
| Is there air conditioning? | YES – Split system air conditioning in living room |
| Is the pool salt water or chlorinated? | Chlorinated |
| Is there an internet connection? | YES – NBN available |
| What is the zoning? | Residential A (Albert) – Low Density Residential |
| Is there a security system? | NO |
| Is there a building and pest report available? | NO |
| Are there any easements? | NO |
| What school catchment is the home in? | Elanora Primary School & Elanora High School |
| What work/s have been completed? | Painted internally throughout |
| Is there anything that doesn't work in the home? | NO |
| What is the rental estimate? | \$750 - \$800 per week |
| Anything else prospective purchasers should know? | NO |

Rates & Levies

| Council Rates | Water Rates |
|----------------------|----------------------|
| \$1,789 p.a. approx. | \$1,200 p.a. 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.