Property information sheet.

13/1187 Gold Coast Highway, Palm Beach	
Why are you selling?	Moving elsewhere
When was the complex built?	1988
What is the aspect?	Balcony and living areas with northern aspect
How long have you owned the unit?	6 months
Is the unit vacant, owner occupied or tenanted?	Vacant
How many units are in the complex?	24
Is the unit sewered or septic?	Sewered
Is there solar energy? If so, how many panels?	No
What type of hot water system do you have?	Electric - Rheem
Where is the hot water unit located?	In the kitchen
Is there water storage?	No
Is the unit individually water metered?	Yes
Is there air conditioning?	Yes – New split system
Is there an internet connection?	Yes
What is the zoning?	Residential D (Gold Coast)
How much money is in the sinking fund?	$163,441.31
Is there a security system?	No
Are pets allowed?	Subject to Body Corporate approval
Is there a building and pest report available?	No
Are there any easements?	No
What school catchment is the unit in?	Palm Beach Primary School & PBC High School
What work/s have been completed?	Fully renovated in September 2021
Is there anything that doesn't work in the unit?	No
What is the revised rental estimate?	$650 - $670 per week
What amenities are in the complex?	Shared swimming pool, tennis court & BBQ facilities
Anything else prospective purchasers should know?	No

Rates & Levies		
Council Rates	Water Rates	Strata Levies
$3,130pa approx.	TBA	$190 per week (if paid on time)

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.

STONE