

# Property information sheet.

## 509/6 Palm Beach Avenue, Palm Beach

<b>Why are you selling?</b>	Downsizing investment portfolio
<b>When was the complex built?</b>	2022
<b>What is the aspect?</b>	South facing
<b>How long have you owned the unit?</b>	Since the property was built
<b>Is the unit vacant, owner occupied or tenanted?</b>	Vacant
<b>How many units are in the complex?</b>	72
<b>Is the unit sewerred or septic?</b>	Sewered
<b>Is there solar energy? If so, how many panels?</b>	NO
<b>What type of hot water system do you have?</b>	Electric
<b>Is there water storage?</b>	NO
<b>Is there air conditioning?</b>	YES – Ducted air conditioning
<b>Is there an internet connection?</b>	YES
<b>How much money is in the sinking fund?</b>	\$18,634.05 as at 8 <sup>th</sup> June 2022
<b>Is there a security system?</b>	YES
<b>Are pets allowed?</b>	YES – Pending body corporate approval
<b>Is there a building and pest report available?</b>	NO
<b>Are there any easements?</b>	NO
<b>What school catchment is the unit in?</b>	Palm Beach Primary & PBC High School
<b>What is the rental estimate?</b>	\$950 per week
<b>What amenities are in the complex?</b>	Rooftop pool and BBQ deck
<b>What storage does the apartment have?</b>	Storage locker and an over car bonnet secure storage

## Rates & Levies

Council Rates	Water Rates	Strata Levies
TBA	TBA	\$72 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.