

Property information sheet.

3 Kelvin Court, Currumbin Waters

Why are you selling?	Relocating
What is the land size?	665m ²
When was the home built?	2001
What is the aspect?	North West facing from the balcony
How long have you owned the home?	21 ½ years approx.
Is the home vacant, owner occupied or tenanted?	Owner occupied
Is the home sewered or septic?	Sewered
Is the home fully fenced?	Fenced around the entire property except the front
Is there solar energy? If so, how many panels?	YES – 20 panels (6.6kw system)
What type of hot water system do you have?	Electric
Is there water storage?	NO
Is there air conditioning?	YES – Split system in living/dining area
Is the pool salt water or chlorinated?	Salt water
Is there an internet connection?	YES – Broadband
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?	YES
What school catchment is the home in?	Currumbin Primary School & PBC High School
What work/s have been completed?	New flooring, new bathroom
Is there anything that doesn't work in the home?	NO
What is the rental estimate?	\$1,100 – \$1,200 per week

Rates & Levies

Council Rates	Water Rates
\$1,779 p.a. approx.	\$1,164 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.