

Property information sheet.

9/3 Wirranina Place, Currumbin

Why are you selling?	Downsizing
When was the complex built?	1984
What is the aspect?	North East
How long have you owned the unit?	8 years approx.
Is the unit vacant, owner occupied or tenanted?	Owner occupied
How many units are in the complex?	12
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
Is there water storage?	NO
Is there air conditioning?	YES – Air conditioning in living area
Is there an internet connection?	YES
What is the zoning?	Residential C (Gold Coast)
How much money is in the sinking fund?	\$131,719.77 as at 8 th June 2022
Is there a security system?	YES
Are pets allowed?	YES – Pending body corporate approval
Is there a building and pest report available?	NO
What school catchment is the unit in?	Currumbin Primary School & PBC High School
What is the rental estimate?	\$700 - \$750 per week
What amenities are in the complex?	Pool

Rates & Levies

Council Rates	Water Rates	Strata Levies
TBA	\$1,443 p.a. approx.	\$84 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.