

Property information sheet.

1/14 Macaw Avenue, Miami	
Why are you selling?	Downsizing investment portfolio
What is the land size?	152sqm
When was the home built?	1980
How long have you owned the home?	15 years
Is the home vacant, owner occupied or tenanted?	Vacant
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?	Electric
Where is the hot water unit located?	In the garage
Is there water storage?	No
Is there air conditioning?	Yes
What is the zoning?	Residential B (Gold Coast)
Is there a building and pest report available?	Available to purchase for \$49* – contact for more details
Are there any easements?	No
What school catchment is the home in?	Burleigh Heads State School, Miami State High School
What work/s have been completed?	Mostly original condition. Kitchen has been updated

Rates & Levies		
Council Rates	Water Rates	Shared Insurance
\$1,484.87 p/half year	\$272.52 p/qtr.	\$15.91 p/w approx. (\$827.61 p/a)

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.