

Property information sheet.

120 Tahiti Avenue, Palm Beach

When was the home built?	This is a brand new home, architecturally designed by Mi Design Studio and built by Shoredan Projects
What are the features of the home?	<ul style="list-style-type: none"> - 4 beds, plus study or 5th bedroom - 2.7m high ceilings on both levels - 9m water frontage approx. and 17m street frontage approx. - Pool is 6m x 2.5m and 1.8m in deep section - Colourbond roof, suspended concrete floor, cladding exterior & timber frame - Cross breeze windows and blinds throughout the home designed for natural ventilation and beautiful coastal breezes - Brushed nickel tapware, bathrooms tiled floor to ceiling, rain shower heads, 2 bathtubs, outdoor shower - Luxurious master suite with pitched roof, walk in robe and ensuite, wired for aerial TV, ducted air-conditioning, private balcony looking over the pool and canal - Built in robes in all bedrooms with 900mm drawers, ceiling fans, wired for aerial TV, ducted air-conditioning - Study with built in desk for 2 and storage, additional power points, wired internet, frosted glass window, ceiling fan - Alfresco dining overlooking the pool and canal, cross breeze plantation blinds for breezes and privacy, built in BBQ and bar fridge - Delta electric car charging station - MyPlace connected smart home - Additional storage under the home and garage - WiFi Extender installed upstairs and outdoor alfresco dining - Internal Insulation and Sound Batts - Allocated Dyson cupboard in laundry
What are the appliances featured in the home?	<ul style="list-style-type: none"> - SMEG appliances including 2 ovens, microwave in butler's pantry and 900mm electric cooktop - Fisher & Paykel Dryer 8kg & Fisher & Paykel Washing Machine 8.5 kg - Beefeater 5 burner BBQ & Beefeater bar fridge
What is the aspect?	<ul style="list-style-type: none"> - Street entry facing southeast, rear facing northwest
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?	Yes, 6kw system
What type of hot water system do you have?	Electric
Is there water storage?	No
Is there air conditioning?	Ducted air conditioning
Is the pool salt water or chlorinated?	Salt
Is there an internet connection?	Yes, NBN
What is the zoning?	Residential A (Gold Coast)
Is there a security system?	Yes, Hikvision security system with external security cameras 5 in total, thumbprint key lock system, security screens throughout, double sensors located in canal access
Are there any easements?	No
What school catchment is the home in?	Palm Beach State School & Palm Beach-Currumbin State High School
What is the rental estimate?	\$2000 plus per week

Rates & Levies

As the property has only recently been subdivided, full rates and water notices have not been issued/available yet

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.