

## PROPERTY INFORMATION AND FREQUENTLY ASKED QUESTIONS (FAQs)

**Property Address: Unit 10, 13 Muchow St, Beenleigh**

<b>Price:</b>	Offers over \$359,000
<b>Why are the owners selling?</b>	Consolidating
<b>How long have the sellers owned the property?</b>	4 years
<b>When was the complex built?</b>	Approx 1983
<b>Is the property vacant?</b>	No – tenanted @ \$380/week Fixed term lease until July 2025. Rent last increased in 2021
<b>Rental Appraisal?</b>	TBC
<b>When was the property listed?</b>	18/10/2024
<b>Council Rates?</b>	Approx \$70 per week incl water
<b>Body Corporate?</b>	Approx \$43/week   \$562/quarter
<b>Is there solar power?</b>	No
<b>Is there air conditioning?</b>	Yes
<b>What is the aspect of the property?</b>	South
<b>Is there a security system?</b>	Security screens
<b>Are there any easements?</b>	No
<b>Does the property have a flood overlay?</b>	No
<b>Is the dishwasher staying with the house?</b>	NIL
<b>Does the property have side access?</b>	Access via back-side gate
<b>Closest bus stop?</b>	Mount Warren Blvd – 550m
<b>Closest train station?</b>	Beenleigh Station – 800m
<b>Bin day</b>	Monday
<b>School Catchments</b>	Primary – Mount Warren Park SS – 512m Secondary – Beenleigh SHS – 790m

## What Happens Next . . .



You will receive a text message following the inspection, with link to our online offer form. Or you can scan the QR code below, which will also take you to our offer form.  
(Just click on the “Properties” tab & select relevant property)



**Offer submission** – All best & final offers (cut-off time will be advised by agent) to be submitted to the agent/online offer form for the seller’s consideration



**Conditions** – Please ensure that your offer form contains all conditions your offer is subject to + days required  
e.g. Building & Pest – 7 days; Finance – 14 days; Settlement – 30 days; Pre-approval etc.



**Seller’s Feedback** –A final decision will be communicated pending the seller’s decision-making timing. If your offer is accepted, you will be asked to complete a contract of sale. We will also let you know if your offer has not been successful.

 **LJ Hooker** Beenleigh

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