

# Frequently Asked Questions

## 5 Sunnycrest Drive Terranora

REASON FOR SELLING	Downsizing
LAND SIZE	4,112m <sup>2</sup>
YEAR BUILT	2011
DATE OF PURCHASE	December 2018
OWNER OCCUPIED/TENANTED	Owner occupied
COOKTOP	Electric
SOLAR ENERGY	6.6kw, 20 panels
HOT WATER SYSTEM	Solar hot water
HOT WATER LOCATION	Hot water system is at the rear of the pantry, 2x solar panels for system on roof near water tank
AIR CONDITIONING	Ducted - Daikin
POOL	Saltwater
FRIDGE CAVITY MEASUREMENTS AND PLUMBING	181cm H x 64cm D x 90cm W and is plumbed for water
INTERNET	Yes
ZONING	Large lot residential
COUNCIL RATES	\$4,793.00 per annum
SCHOOL CATCHMENT	Lindisfarne Anglican Grammar School - 1.07km Terranora Public School - 1.5km Banora Point High School - 2.62km
RENTAL ESTIMATE	\$1,050 to \$1,150 per week
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
SECURITY/ALARM SYSTEM	Secure front entrance gate, crimsafe screens, security cameras, proximity lights
ADDITIONAL INFORMATION	<ul style="list-style-type: none"><li>• Renovations - laundry, walk in pantry, patio, pool, bathrooms</li><li>• Insulation in roof gold batts (house and garage)</li><li>• Crimsafe screens installed</li><li>• Electric awnings at front door and swimming pool</li><li>• New sandstone steps in garden</li><li>• New outdoor fans under patio</li><li>• New water tank pump</li><li>• Bedroom walk in robe extension</li></ul>

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.