

Frequently Asked Questions

REASON FOR SELLING	Relocating
TOTAL AREA	1,029 sqm
YEAR BUILT	1985
STRATA PLAN	LOT 99 DP716444
CAR SPACE NUMBER AND GARAGE	2 car oversized garage
DATE OF PURCHASE	June 2015
OWNER OCCUPIED/TENANTED	Owner occupied
KITCHEN	LG dishwasher Gas Bosch stovetop Bosch oven
HOT WATER SYSTEM	Electric - located in under house storage area
AIR CONDITIONING	Split system in main bedroom
POOL	Yes saltwater pool
SOLAR	Yes - Solar: 8.8kW total system (older 2.2kW + newer 6.6kW system, approx. 5 years old)
INTERNET	NBN available
COUNCIL RATES	\$807.80 per quarter (approx)
RENTAL ESTIMATE	\$1,100 per week
SCHOOL CATCHMENT	Banora Point High School - 0.5 km away Centaur Public School - 0.6 km away St James' Primary School - 1.6 km away Lindisfarne Anglican Grammar School - 2.3 km away
ADDITIONAL INFORMATION	<ul style="list-style-type: none"> • Electricity neutral for the year • Northern aspect • Shower retiled and new shower doors (3 years ago) • Plumbing access under house • Plumbing in place for pool solar heating • New pool pump installed August 2025 • Pool fencing completed in 2020 with 5,000L water tank servicing the pool • Irrigation system for gardens • Mature fruit trees and plants including: <ul style="list-style-type: none"> ◦ Banana plants ◦ Macadamia tree ◦ Avocado tree ◦ Peach tree ◦ Lemonade tree ◦ Lime tree • Brand new carpet in living room • LED inset lighting with dimmers throughout • New side fence • Office added in 2019 • Deck completed in 2021 • Bali hut roof with 20-year warranty (installed 2021) • New drainage pipes installed at the front and rear of the property beneath the lawn to improve flood protection and water flow around the home

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.