

# Frequently Asked Questions

REASON FOR SELLING	Downsizing
TOTAL AREA	1,137 sqm
YEAR BUILT	2001
DATE OF PURCHASE	October 2022
OWNER OCCUPIED/TENANTED	Vacant
KITCHEN	Glem gas cooktop DeLonghi electric oven Dishwasher
FLOORING	Tiles throughout kitchen, family room, bathrooms and laundry Carpet in bedrooms Hybrid Timber flooring in living and dining
HOT WATER SYSTEM	Bottled gas
AIR CONDITIONING	Ducted air conditioning throughout
POOL	Inground pool
SOLAR	24 solar panels 6.48kW
INTERNET	NBN available
GARAGE	Secure large double car garage, internal access. Drive-through access for boat/caravan parking in back patio. Amble storage space in garage
COUNCIL RATES	\$1,033 per quarter
RENTAL ESTIMATE	\$1,350 to \$1,450 per week
LOCAL SCHOOLS	Centaur Public School - 2.1km Banora Point High School - 2.1km Lindisfarne Anglican Grammar Junior School - 5.3km Lindisfarne Anglican Grammar Senior School - 8.1km
ADDITIONAL INFORMATION	North-East aspect Lake views Large undercover outdoor entertaining area Ceiling fans throughout Crimsafe security screens Gate access to reserve at rear of property Outdoor shower Single level home, level block

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.