

Frequently Asked Questions

2 Sunnycrest Drive, Terranora

REASON FOR SELLING	Relocating
TOTAL AREA	4,102m ²
YEAR BUILT	2015
DATE OF PURCHASE	July 2019
COOKTOP	Gas
SOLAR ENERGY	<ul style="list-style-type: none">• 19kW system running into a 15kW fornius inverter (battery suitable)• Runs all three phases of electrical system• Excess power goes to the grid
HOT WATER SYSTEM	Solar with a storage tank and continuous gas unit
WATER TANK	22,000 Litre capacity - connected to the house storm water. Output is connected to the toilets and some of the outside taps via a valve that switches to town water if the tank is empty.
AIR CONDITIONING	Ducted
POOL	<ul style="list-style-type: none">• 20 metre magnesium pool• 2x filter units• 2x Vantage built-in cleaning systems• Pool has an inverter heating system• Solar blanket is mounted under the decking on a roller which can be adapted to use an electric drill to roll it up
ELECTRICAL	<ul style="list-style-type: none">• Three-phase electrical system• 20Amp, 50 Volt five pin power point in the garage originally installed for welding• There are two 15amp power points (one inside and outside) - 420Volts
FRIDGE CAVITY MEASUREMENTS AND PLUMBING	183cm H x 70cm D x 110cm W and it is plumbed for water
ZONING	Large Lot Residential
SCHOOL CATCHMENT	Lindisfarne Anglican Grammar School - 0.98km Terranora Public School - 1.42km
RENTAL APPRAISAL	\$1,250 to \$1,350 per week
COUNCIL RATES	\$4,800 per annum
ROLLER BLINDS	The roller blinds on the back patio are hard wired and operate via the common remote. The internal roller blinds are built in battery operated and operated with a remote. A battery charge is included.
SECURITY/ALARM SYSTEM	Security cameras

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TERMITE BARRIER	Bait system - regular inspections
WOKRS COMPLETED 2019 - 2024	<ul style="list-style-type: none"> • Full kitchen renovation • Pantry renovation • Window in kitchen installed • Electric blinds installed • Laundry renovation • New powder room • Pool and cabana installed • Carport area installed
ADDITIONAL INFORMATION	<ul style="list-style-type: none"> • The watering system is wired for 8 solenoids. Only four are currently connected, in front and two back • Sewerage system is operated by the council and operates like a town system • There is double gate access from Sunnycrest drive into the backyard • There is single gate access from the backyard to the bus stop

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