

Frequently Asked Questions

REASON FOR SELLING	Downsizing
TOTAL AREA	1,056m ²
YEAR BUILT	Built by Jack Prosser in 1967
STRATA PLAN	LOT 13 DP1176104
CAR SPACE NUMBER AND BASEMENT	4 Car garage and extra storage for a caravan
DATE OF PURCHASE	August 2010
OWNER OCCUPIED/TENANTED	Vacant
INCLUSIONS	Ride on lawn mower Spare tiles and paint in garage
EXCLUSIONS	Wine fridge in kitchen Pot plants in yard
KITCHEN	Daniela Oven Daniela electric stovetop
SOLAR	Yes - 10.6kW total 5kW inverter + battery 9kW
HOT WATER SYSTEM	Apricus hot water system 30 evacuated tubes (heats water with the sun) plus an electric booster
AIR CONDITIONING	3 x Fujitsu Split system in three of the bedrooms
INTERNET	NBN connected to house
COUNCIL RATES	TBA
RENTAL ESTIMATE	\$950 - \$1,000 per week
SCHOOL CATCHMENT	Condong Public School - 0.7 km away Murwillumbah High School - 4.7 km away Mount St Patrick Primary School - 3.9 km away
ADDITIONAL INFORMATION	<ul style="list-style-type: none"> • Renovated bathroom (approx. 1 year old) • Modern kitchen renovation (approx. 2 years old) • Beautiful brush box timber flooring throughout • Easy pedestrian access • Removable fencing for flexibility • Established lemon and lime trees • Charming real wood fireplace • LED lighting throughout • Stone benchtops in kitchen • Bus stop right out the front of the property for easy access to schools

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.