

Frequently Asked Questions

10 Kelburn Close Banora Point

REASON FOR SELLING	Relocating
TOTAL AREA	1356m2
YEAR BUILT	2003
DATE OF PURCHASE	May 2021
OWNER OCCUPIED/TENANTED	Owner occupied
COOKTOP	Gas
SOLAR ENERGY	10.3kw system
HOT WATER SYSTEM	Solar and additional electric heater
AIR CONDITIONING	Ducted and zoned, additional 2x split systems in main bedroom and dining area
POOL	Saltwater pool
FRIDGE CAVITY MEASUREMENTS AND PLUMBING	180cm H x 70cm D x 90cm W and it is plumbed for water
INTERNET	Yes - NBN
ZONING	Low density residential
COUNCIL RATES	\$774.90 per quarter
WATER RATES	\$230 per quarter
SCHOOL CATCHMENT	Banora Point Public School - 1.03km St Josephs College - 1.72km
RENTAL ESTIMATE	\$1,150 - \$1,250 per week
INCLUSIONS	Fireplace, pool house fridge and in-built BBQ
EXCLUSIONS	Security cameras
TERMITE BARRIER	Yearly inspections
OTHER FEATURES	Pool House with Built-in BBQ – Perfect for entertaining, with a BBQ setup and bar fridges Bedrooms with Built-in Wardrobes – Ample storage in each room Multiple Living Areas – Ideal for family gatherings or relaxation Large Backyard – Spacious outdoor area for activities and relaxation Dual Living Option – Great for extended families or rental opportunities Close to Schools & Shops – Convenient location for families

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.