

Frequently Asked Questions

REASON FOR SELLING	Relocating
TOTAL AREA	2,462 sqm
YEAR BUILT	Circa 1990's
DATE OF PURCHASE	January 2017
OWNER OCCUPIED/TENANTED	Owner occupied
KITCHEN	Main House: Belling stovetop and oven, AEG Dishwasher Granny Flat: Euromaid electric cooktop and oven
HOT WATER SYSTEM	Gas hot water in main house Electric in granny flat
AIR CONDITIONING	6 x Daikin split system airconditioning throughout house
POOL	Yes
SOLAR	Yes - 32 panels
INTERNET	NBN available to connect
COUNCIL RATES	\$4,045.30 per annum (approx)
RENTAL ESTIMATE	As a whole \$1,400 to \$1,500 per week (approx) Granny flat \$600 to \$650 per week
SCHOOL CATCHMENT	Centaur Public School - 1.9km away Banora Point High School - 1.9km away Lindisfarne Anglican Grammar School - 1.5km away St Josephs College - 2.9km away
ADDITIONAL INFORMATION	<u>Additions Since Purchase:</u> 2018 (7 years ago) – Pool installed with new fencing 2019 (6 years ago) – Multipurpose room addition 2020 – Granny flat addition (Council approved) 2021 (4 years ago) – Kitchen renovation May 2025 – Ensuite renovation October 2025 (4 weeks ago) – Deck repainted <u>Other Features</u> Mature mango and lime trees Mature trees throughout the property providing privacy Automated mosquito spray system applied three times annually Multiple living areas ideal for multi-generational families or guests Granny flat features polished concrete flooring and high ceilings

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.