

Frequently Asked Questions

32 Lobelia Crescent, Casuarina

McGrath

REASON FOR SELLING	Relocating
TOTAL AREA	685 sqm
YEAR BUILT	2014
BUILDERS NAME	Metricon
CAR SPACE NUMBER AND BASEMENT	4 car oversized garage (W - 6.4m x L - 11.9m x H - 4.0m)
DATE OF PURCHASE	April 2018
OWNER OCCUPIED/TENANTED	Owner occupied
COOKTOP	Induction cooktop with 6 burners 900 m Oven
SOLAR	18 Panels total with 2 panels for hot water system
HOT WATER SYSTEM	2 x solar panels for the hot water system with electric booster
AIR CONDITIONING	Yes ducted airconditioning 2 x Split system airconditioning in garage
WATER TANK	Yes
POOL	Yes saltwater pool (9 x 4.5m)
INTERNET	NBN available
COUNCIL RATES	\$4,963 per annum (approximately)
BUILDING AND PEST AVAILABLE	No
SCHOOL CATCHMENT	Kingscliff High School - 2.7km away Kingscliff Public School - 3.5km away St Anthony's Primary School - 3.7km away Lindisfarne Anglican Grammar School - 18km away

RENTAL ESTIMATE	\$1,300 to \$1,400 per week (approximately)
INCLUSIONS	Four shelves in the garage, a bookshelf in the garage, a TV mounted on the wall in the garage, and a bar fridge with bar also located in the garage. One wall-mounted TV in the media room & Microwave
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	Light on exhaust in kitchen
SECURITY AND ALARM SYSTEM	Yes crimsafe doors installed & alarm system

Property Features

- Single-storey home
- Ducted air conditioning
- Ceiling fans throughout
- Fly screens in the living areas, allowing year-round breezes without insects
- Three blinds facing the pool area
- Walk to bus stop for schools
- Walk to Casuarina Beach (380m)
- Walk to Laceflower Park (60m)
- Bike path nearby

Additional Features & Recent Improvements

- Crimsafe security doors
- Full internal paint with feature walls
- Wool carpets – installed approximately 18 months ago
- New curtains – installed approximately 4 years ago
- Blockout blinds in bedrooms – installed approximately 4 years ago
- Pool installation – completed approximately 6 years ago, featuring:
 - Imported travertine tiles surrounding the pool
 - Pool lighting
 - Shaded alfresco pool area
- Front landscaping upgrade
- Front gate and concrete block wall fencing