

# Frequently Asked Questions

## 35 Ossa Boulevard, Terranora

REASON FOR SELLING	Relocating
LAND SIZE	547.7m2
YEAR BUILT	2022
DATE OF PURCHASE	July 2020
OWNER OCCUPIED/TENANTED	Owner occupied
COOKTOP	Gas
SOLAR ENERGY	14kW jinko panels + 12 kW sungrow inverter + 12.8 kW sungrow battery
HOT WATER SYSTEM	Electric - outside next to rain water tank
RAIN WATER TANK	5000L slimline tank
AIR CONDITIONING	14kW Daikin ducted aircon
FRIDGE CAVITY MEASUREMENTS AND PLUMBING	94cm W x 182cm H x 60cm D and it is plumbed for water
INTERNET	FTTP (high speed internet)
COUNCIL RATES	\$3,627 per annum or \$69.75 per week
SCHOOL CATCHMENT	Banora Point High School - 1.37km Lindisfarne Anglican Grammar School - 1.82km St Joseph's College - 2.32km
RENTAL ESTIMATE	\$1,050 to \$1,150 per week
INCLUSIONS	5 person spa
TERMITE BARRIER	Terma glass which is a protective barrier in the walls for termites. There has also been yearly inspections
ADDITIONAL INFORMATION	<ul style="list-style-type: none"><li>• Myplace / mylights / myair system installed. This controls the lights in the house and aircon. It can be upgraded to control fans, alarm system and the garage.</li><li>• The spa has Bluetooth speakers and be can be controlled by an app</li></ul>

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.