

Frequently Asked Questions

100 Winders Place Banora Point

REASON FOR SELLING	Downsizing
TOTAL AREA	Land Size 532 sqm Home size approximately 200 sqm (including patio)
YEAR BUILT	1999
DATE OF PURCHASE	15 November 2016
OWNER OCCUPIED/TENANTED	Owner occupied
COOKTOP	Electric
SOLAR ENERGY	Solahart 6.29kw Photovoltaic system (Installed March 2022)
HOT WATER SYSTEM	320 litre roof-top solar HWS (with 1.8kw electric boost function)
AIR CONDITIONING	3 Reverse cycle split systems. Dining room, main bedroom and bedroom 2
POOL	No. However It is possible to build one in the rear yard
FRIDGE CAVITY MEASUREMENTS AND PLUMBING	Width 860mm. Height 1,735mm. Depth 755mm. Non Plumbed
INTERNET	NBN. Fibre to the node & 5G mobile coverage
ZONING	Low density residential
COUNCIL RATES	\$3,090.70 per annum
PET FRIENDLY	Yes
BUILDING AND PEST AVAILABLE	Pest report available (No current or previous termite activity)
EASEMENTS	Sewer connection point in rear eastern corner near garden sheds. 1 metre wide access easement on Eastern Boundary
SCHOOL CATCHMENT	Centaur Primary School & Banora Point High School
RENTAL ESTIMATE	\$900 - \$950 per week
INCLUSIONS	Floor coverings, window coverings, ceiling fans, air conditioners, Globaltek central vacuum system, dishwasher, microwave oven, garden sheds, garage storage units and work bench. NOTE - The owner is open to including the furniture, fridge, washing machine and TV as "inclusions" if the buyer is interested.
EXCLUSIONS	Nil
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	All appliances are in working order.
SECURITY/ALARM SYSTEM	INVISI-GARD Security doors & Window screens

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TERMITE BARRIER	Yes
OTHER FEATURES	2.7m ceiling height throughout Corner allotment with dual street access Epoxy flooring in garage New ceiling fans installed Plantation shutters to windows New Euromaid oven installed January 2025

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