

# Frequently Asked Questions

## 44 Naponyah Road, Terranora

LAND SIZE	4,794m <sup>2</sup>
YEAR BUILT	2002
DATE OF PURCHASE	June 2008
OWNER OCCUPIED/TENANTED	Owner occupied
COOKTOP	Smeg electric
SOLAR ENERGY	8kW solar system with a 8.2kW inverter
HOT WATER SYSTEM	Gas hot water on the right hand side of the property
RAIN WATER TANK	Yes - 10,000L approximately
AIR CONDITIONING	2x split systems
POOL	Saltwater
SEPTIC SYSTEM	Yes, not compliant will be sold as is
FRIDGE CAVITY MEASUREMENTS AND PLUMBING	179cm H x 100cm W x 62cm D and it is plumbed for water
INTERNET	Yes, NBN available
ZONING	Large Lot Residential
COUNCIL RATES	\$2,409.60pa or \$46.34pw
SCHOOL CATCHMENT	Terranora Public School - 1.25km Lindisfarne Anglican Grammar School - 1.62km Banora Point High School - 3.97km
RENTAL ESTIMATE	\$1,150 to \$1,250 per week
INCLUSIONS	Goats, pool equipment, sheds
RENOVATIONS	<ul style="list-style-type: none"><li>• Shed - DA approved however has not received final approval - will be sold as is</li><li>• Pool built (2008)</li><li>• Full kitchen renovation</li><li>• New hybrid timber flooring</li><li>• Full bathroom renovation</li><li>• New blinds</li><li>• Study nook built</li><li>• New carpet installed</li><li>• Aircon installed</li><li>• New fans and lights installed</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.