

Frequently Asked Questions

Reason for selling	Selling investment
Total area	1,208 sqm
Car parking	Main residence: single car carport, two-car garaging in barn, additional spaces on driveway with room for caravan or boat One bedroom residence: single car carport
Date of purchase	2012
Owner occupied/tenanted	Main residence: vacant One bedroom residence: tenanted
Lease expiry date	Periodic lease
Current rent	\$440 per week
Kitchen	Main residence: Goldline gas cooktop, Smeg oven, Haier dishwasher One bedroom residence: DeLonghi electric cooktop and oven, Fisher & Paykel dishwasher
Hot water system	Electric
Air conditioning	Main residence: ducted air conditioning upstairs, downstairs 1 x split system One bedroom residence: 1 x split system Barn: 1 x split system
Internet	NBN available
Council rates	\$950.90 per quarter
Rental estimate	TBC
Exclusions	Bar in outdoor entertaining area
Additional information	<p>Main residence Timber flooring to the kitchen, living/dining area and main bedroom, with timber-look flooring downstairs Main bedroom features an ensuite and high ceilings Built-in robes in all bedrooms, with ceiling fans to 2 additional downstairs bedrooms Upstairs balcony captures an elevated green outlook High raked ceilings to the living area Multiple living zones Generous main bathroom with bathtub Water tank with filtered drinking water to the kitchen Solar system 6 kW Approved plans available for a deck extension External undercover laundry</p> <p>Shared features Barn built in 2019, featuring concrete floors and multipurpose use as housing for cars or a workshop Separate toilet, sink and functional mezzanine level in barn Retaining walls installed approximately 2020 Drainage on the property has been updated Outdoor entertaining area features an in-built woodfire pizza oven, completed in 2026 Rear yards can be separated or combined to suit use Combined water and rates for main dwelling and one bedroom residence, with separate electricity Main dwelling and one bedroom residence each have their own separate entrance, both accessed via electric gates</p> <p>One bedroom residence Can be titled separately, subject to council approval</p>

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.