

# Frequently Asked Questions

## 118 McAuleys Road Terranora

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| REASON FOR SELLING                        | Relocating & Downsizing  |
| LAND SIZE                                 | 10,000 sqm (2.5 Acres)   |
| YEAR BUILT                                | 2017   |
| DATE OF PURCHASE                          | 2015 (Land only)   |
| OWNER OCCUPIED/TENANTED                   | Owner Occupied   |
| COOKTOP / OVENS                           | 900mm Induction Cooktop, Steamer Oven, Microwave / Oven Combo, Pyrolectic Oven & Convection Oven |
| SOLAR ENERGY                              | Yes 12 Kilowatt  |
| HOT WATER SYSTEM                          | 3 x HWS Solar HWS - Main Home , Gas HWS to En-suite & Gas HWS to Studio                          |
| HOT WATER LOCATION                        | Exterior of Home   |
| AIR CONDITIONING                          | Main Home Ducted, reverse cycle with 7 zones. Studio Split System                                |
| POOL                                      | Yes 9m x 4.5m Inground pool. Salt Chlorinator  |
| FRIDGE CAVITY MEASUREMENTS AND PLUMBING   | H 1,850mm x W 1,150mm x D 750mm  |
| INTERNET                                  | Yes NBN  |
| ZONING                                    | Large Lot Residential  |
| DID FLOOD WATER COME THROUGH THE PROPERTY | No   |
| COUNCIL RATES                             | \$3,835 PA (Approximately)   |
| FIREPLACE                                 | Two way double sided wood burning fireplace to Lounge & Living Room                              |
| WATER RATES                               | Nil - Property serviced by 110,000 litre Underground water tank                                  |

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| PET FRIENDLY   | Yes  |
| BUILDING AND PEST AVAILABLE                          | No - Note Home has Steel Frame.  |
| EASEMENTS  | Building Envelope applies. Single Storey Covenant<br>Access Driveway is Shared,<br>Maintenance costs of driveway shared with 2 adjoining properties  |
| RENTAL ESTIMATE                                      | \$1,500 - \$1,600 Per Week (Approximately)   |
| INCLUSIONS   | Window Coverings, Floor Coverings, Ceiling Fans, Light fittings, Airconditioners,<br>Home Security System Incl. DVR, TV's in Bedrooms, Dishwasher, Ovens, Cooktops,  |
| EXCLUSIONS   | TV Speakers in main living room, robotic pool cleaner  |
| IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK | No   |
| SECURITY/ALARM SYSTEM                                | Yes cameras throughout the home system Includes DVR and back to base option  |
| TERMITE BARRIER                                      | Yes  |
| OTHER FEATURES                                       | <ul style="list-style-type: none"> <li>• High speed Cat 6 cabling throughout the home</li> <li>• Kitchen features 4 Ovens (steam, microwave combi, convection &amp; pyrolytic)</li> <li>• Exterior lighting can be remotely accessed using Shelly App.</li> <li>• Ducted vacuum system in main home</li> <li>• LED strip lighting to kitchen &amp; above living room television</li> <li>• Butlers pantry with sink and room for second refrigerator</li> <li>• Remote blinds to living room (Shade &amp; Block-out)</li> <li>• Vaulted ceiling height in living room 4.8m - 5.5m</li> <li>• Ceiling height throughout the rest of the main home 2.7m</li> <li>• Remote electric entry gate with backup battery</li> <li>• Integrated BBQ with sink to alfresco outdoor entertaining</li> <li>• Some furniture is available to be purchased</li> <li>• Heat lamps in bathrooms</li> <li>• En-suite features double head shower</li> <li>• Shower &amp; powder room in outdoor alfresco area</li> </ul> |

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