

Property Fact Sheet



Address	7 Twin Ridges Road, Mons, 4556
Configuration	4 Bed 2 Bath 5 Car
Land size	10,000sqm (2.47 acres)
Council Rates	\$2707 per year (approx)
What first attracted you to this home?	Moving to Queensland from interstate, we were drawn to the charm of a classic Queensland lifestyle. We particularly loved the sense of space, leafy outlook, privacy, minimal proximity to neighbours, and the everyday connection with nature the property offered.
What year was your home built?	Originally built in the early 1950's with major extension in 2015
Reason for moving?	Now that the children have grown up and left home, it feels like the right time to downsize and embrace the next chapter.
What is the house and roof constructed of?	Timber, cladding, with a Colour bond roof. The home is fully insulated in ceiling, and on extensions walls and noise reduction insulation in Master bedroom ceiling
Cooling/Heating	Fans in all bedrooms
Inclusions to stay	Inbuilt safe, fixed queen bedframes/headboards in bedroom 2 and 3, pool equipment, large pots with established vegetation in some gardens.
Where are the ceiling/ground access points?	Access to ceiling from manhole in hallway. Underfloor access from storage area and outside

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Water Supply? Do you have an onsite waster water treatment plant (Septic)?	We are on Town water with Ozzi-Kleen septic, on 3 month inspections
Solar	Yes, 5kW
NBN	Fibre to the premises is available (FTTP)
Utility Provider	<ul style="list-style-type: none"> • AGL - Electricity • Unity Water - Water There is also a solar hot water system • Ground Control Property Work (slashing) - Every 6 weeks over Summer and every 8-10 weeks otherwise \$500 approx. per visit
Termite Protection	Every 12 months, visual inspection and Termidor
Closest public transport	Bus stop -Via Mons Rd and Burnett St
School Catchment	<p>Prep to Year 6 - Buderim Mountain State School Year 7 to Year 12 - Chancellor State College Also close to premier private school - Sunshine Coast Grammar - approx. 3.3km Matthew Flinders Anglican College - approx. 5.4km Suncoast Christian College - approx. 7.6km</p>
Have you completed any renovations or additions since purchasing the home in 2007?	Yes, major extension approx. 15 years ago adding - Extra bedroom, study, bathroom, powder room, larger kitchen, second living area, larger balcony with outdoor kitchen, new/larger main bathroom, parents retreat with ensuite and internal double car space. Adding approximately 400sqm to the property. Also completed extensive landscaping and upgrading of the pool area.
Other benefits or features that you love about the property?	<ul style="list-style-type: none"> • North facing • Large wrap around decks with views over the property • Lots of sunshine and cross ventilation • The layout allowing for two separate living/sleeping areas • Hardwood floors throughout • Private Master bedroom/Parents retreat opening onto own deck • All remaining bedrooms opening on to own balcony space • Spacious wrap around entertainment verandas with BBQ kitchen • Large resort style saltwater pool and pool area • Multipurpose area with ample storage as well as the 3 bay shed • Chicken coop/enclosure, to enjoy fresh eggs daily

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McGrath