

# Frequently Asked Questions

## 9 Rattan Court, Elanora

WHY ARE YOU SELLING	Downsizing investment portfolio
LAND SIZE	862 sqm
YEAR BUILT	1981
PURCHASE PRICE FOR THE CURRENT OWNER	\$1,200,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	2023
IS THE PROPERTY TENANTED?	Yes
WHEN DOES THE TENANTS LEASE EXPIRE	02/07/2026
WHAT DO THE CURRENT TENANTS PAY FOR RENT	\$1350.00 per week
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Gas
IS THERE SOLAR ENERGY	No
TYPE OF HOT WATER SYSTEM	Solar - 270L
LOCATION OF HOT WATER SYSTEM	Right Side of House
IS THERE WATER STORAGE	No
AIR CONDITIONING	No
POOL - SALT WATER/MAGESIUM/CHLORINATED	Salt Water
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Waiting on form 2
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	No
IS THERE INTERNET CONNECTION	NBN

All parties should rely on their own investigations to validate this information as we cannot guarantee it. We have diligently and conscientiously undertaken all steps to ensure it is current and accurate, however, we do not accept any liability of any inaccuracy or misstatement.

IS THE PROPERTY IN A FLOOD ZONE	Yes
SCHOOL CATCHMENT	Prep – Year 6: Palm Beach State School Year 7 – Year 12: Elanora State High School
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	Unknown
IS THERE A TERMITE BARRIER	Unknown

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