

# Frequently Asked Questions

## 2 Rees Court Elanora QLD 4221

WHY ARE YOU SELLING	Downsizing
LAND SIZE	789m <sup>2</sup>
YEAR BUILT	Approx 1991
PURCHASE PRICE FOR CURRENT OWNER	\$420,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	2003
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Induction
IS THERE SOLAR ENERGY	yes - 5.5kw
TYPE OF HOT WATER SYSTEM	EHWS
LOCATION OF HOT WATER SYSTEM	Right side of property
IS THERE WATER STORAGE	No
AIR CONDITIONING	1x split system
POOL - SALT WATER / MAGNESIUM / CHLORINATED	Saltwater
IS FRIDGE CAVITY PLUMBED FOR WATER	No
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE ZONING	Low Density Residential
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
ARE THERE ANY EASEMENTS ON THE LAND	Yes
IS THE PROPERTY IN A FLOOD ZONE	No
MEASUREMENT OF FRIDGE CAVITY	910w x 1.7h
SCHOOL CATCHMENT	Prep to Yr6: Elanora State School Yr7 to Yr12: Elanora State High School

*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.*

RENTAL APPRAISAL	\$1,150-\$1,200 per week
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	Yes

## Works Completed/Additional Information

Downstairs floor tiles - 6 years  
 Kitchen - 6 years  
 Laundry + toilet - 4 years  
 Ensuite - 6 years  
 Upstairs toilet - This month  
 New shower screen - This month  
 Roof repair + gutters repainted - 1 year  
 External repaint - This year  
 Artificial turf - 1 year  
 Pool light - This month  
 Solar - 6 years  
 EHWS - 5 years  
 Upstairs plantation shutters - 5 years  
 Full internal repaint - 5 years  
 Oven - 1 year  
 Garage door motor - 6 months  
 Creepy Crawly - 1 year  
 Chlorinator - 1 year  
 Pool filter - 1 year  
 Carpet - 6 years  
 Outdoor blinds - 5 years  
 Front door security screen - 2 years  
 New front door - 2 years

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