

Frequently Asked Questions

26 Cambridge Court, Carrara

WHY ARE YOU SELLING	Relocating
LAND SIZE	616 m ²
YEAR BUILT	1985
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
IS THERE SOLAR ENERGY	Yes - 32 panels
TYPE OF HOT WATER SYSTEM	Electric Hot Water System
LOCATION OF HOT WATER SYSTEM	Right side of the property
IS THERE WATER STORAGE	No
AIR CONDITIONING	1x split system
POOL - SALT WATER/MAGNESIUM/CHLORINATED	Saltwater
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	760 mm wide x 1.8 m high
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE ZONING	Low Density Residential
RENTAL APPRAISAL	\$1,000 - \$1,100 per week
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,587 approx per annum. Water Rates: \$1,415 approx per annum.
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	No
SCHOOL CATCHMENT	Worongary State School - prep to year 6 Nerang State High School - year 7 to year 12

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.

McGrath

IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No

Works Completed/Additional Information

Landscaping - 1 year
Front & side fences painted - 1 year
Flyover pergola - 6 months
Pool filter cover - 2 years