

Frequently Asked Questions

6 Wyara Close, Elanora

WHY ARE YOU SELLING	Relocating
LAND SIZE	665 m ²
YEAR BUILT	1998
PURCHASE PRICE FOR THE CURRENT OWNER	\$1,450,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	3 September 2024
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Induction
IS THERE SOLAR ENERGY	No
TYPE OF HOT WATER SYSTEM	Electric Hot Water System 250L
LOCATION OF HOT WATER SYSTEM	Left side of the property
IS THERE WATER STORAGE	No
AIR CONDITIONING	Ducted Air conditioning
POOL - SALT WATER/MAGNESIUM/CHLORINATED	Magnesium
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	970w x 1.8h
IS THERE INTERNET CONNECTION	Yes, NBN
WHAT IS THE CEILING HEIGHT	2.4 m
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,112 per annum. Water Rates: \$1,752 per annum.
ARE THERE ANY EASEMENTS ON THE LAND	No

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.

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IS THE PROPERTY IN A FLOOD ZONE	No
SCHOOL CATCHMENT	Elanora State School – Prep to year 6 Elanora State High School – Year 7 to year 12
RENTAL APPRAISAL	\$1,350-\$1,450 per week.
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No

Property Upgrades and Improvements

Interior Enhancements

- Full interior repaint
- New wood flooring installed in main living area
- New tile flooring in toilet
- Walls removed to create open-plan main living area
- New ducted air conditioning system
- New toilets installed

Kitchen Renovation

- Complete new kitchen and pantry
- New oven and induction cooktop
- New dishwasher
- New sink and tap
- Zip tap with hot, cold, and sparkling water
- Splashback windows added for natural light
- Triple sliding doors opening to outdoor area

Plumbing & Systems

- Full home water filtration system
- New hot water heater

Outdoor Improvements

- Refurbished pool deck
- Custom outdoor shed
- Outdoor shower installed
- New clothes-hanging rack

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