

Frequently Asked Questions

2 Dianella Court, Elanora

WHY ARE YOU SELLING	Downsizing Investment Portfolio
LAND SIZE	771 m ²
YEAR BUILT	1990
PURCHASE PRICE FOR THE CURRENT OWNER	\$1,080,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	01 Dec 2021
IS THE PROPERTY TENANTED?	Yes
WHEN DOES THE TENANTS LEASE EXPIRE	19 August 2026
WHAT DO THE CURRENT TENANTS PAY FOR RENT	\$925.00
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
IS THERE SOLAR ENERGY	No
TYPE OF HOT WATER SYSTEM	Electric Hot Water System
LOCATION OF HOT WATER SYSTEM	Rear of house
IS THERE WATER STORAGE	No
AIR CONDITIONING	4x Split systems
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	780w x 1.7h (Please check measure yourself)
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT?	2.4m in living
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,529 pa. Water Rates: \$1,681 pa.

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	No
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
ARE THERE ANY EASEMENTS ON THE LAND	No
SCHOOL CATCHMENT	Elanora State School and Elanora State High School
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	Bed 2, Ceiling fan middle speed
IS THERE A SECURITY SYSTEM	No

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