

# Frequently Asked Questions

4/33 Galloway Drive, Ashmore

WHY ARE YOU SELLING	Relocating
LAND SIZE	99sqm
YEAR BUILT	1988
HOW MANY UNITS ARE IN THE COMPLEX	4
WHEN DID THE SELLER PURCHASE THE PROPERTY	20 Nov 2021
IS THE PROPERTY TENANTED?	Owner Occupied
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Induction
IS THERE SOLAR ENERGY	14 x 475 = 6.65 KW JINKO N TYPE PANELS AND 1X 5KW SUNGROW G3 Single phase inverter end of 2024 brand new
TYPE OF HOT WATER SYSTEM	80L Electric Vulcan manufacturer 14 December 2020
IS THERE WATER STORAGE	No
AIR CONDITIONING	Yes 5kw Mitsubishi main living room
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes
MEASUREMENT OF FRIDGE CAVITY	1800 x 900
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE ZONING	Medium Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,114.98 pa. Water Rates: \$1698.56 pa.
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
ARE THERE ANY EASEMENTS ON THE LAND	No
HOW MUCH IS THE SHARED INSURANCE	\$1,702.50 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.

**McGrath**

SCHOOL CATCHMENT	Sherwood State School and Corinda State High School
RENTAL APPRAISAL	\$850.00 - \$900.00 per week
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	Yes full CCTV security camera 4 camera
IS THERE A TERMITE BARRIER	No

## Works Completed/Additional Information

- Electricity box fully upgraded - 2.5 years.
- Roof was fully restored, reclipped, repointed, pressure washed 1 uncoat/ 2 topcoats - 2.5 years ago.
- New floors throughout - 2.5 years old
- Full house double stage water filter system with a bypass - 2 years old.
- Additional double stage water filter system under kitchen sink - 2 years ago
- Full house paint and outdoor concrete just recent 2025
- Full house gutter guard best on the market
- All new pull-down blinds 2025
- Both main and ensuite bathroom less than a year old, fully renovated
- New oven and range hood less than 1 year old
- All new door locks and handles recent 2025.
- Organic veggie garden, blue berries, strawberries, lemon tree, tomatoes, celery, rosemary, pineapple, and banana trees.

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