

# Frequently Asked Questions

## 26 Forest Drive, Elanora

WHY ARE YOU SELLING	Relocating
LAND SIZE	2,377m <sup>2</sup>
YEAR BUILT	2002
PURCHASE PRICE FOR THE CURRENT OWNER	\$575,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	21 Nov 2012
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Gas (bottled)
IS THERE SOLAR ENERGY	Yes, 7.5 kw
TYPE OF HOT WATER SYSTEM	Electric Hot Water System
LOCATION OF HOT WATER SYSTEM	Store room, front and left side
IS THERE WATER STORAGE	1 x Water Tank
AIR CONDITIONING	2 x split systems
POOL - SALT WATER/MAGNESIUM/CHLORINATED	Chlorinated
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	1m w x 1.7h
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT	2.5m in upstairs living
WHAT IS THE ZONING	Rural Residential
WHAT ARE THE COUNCIL & WATER RATES	Rates: \$2,422 per annum. Water: \$1,700 per annum.
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes

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

## Works Completed/Additional Information

Blackbutt timber floors - 2020  
 Kitchen - 2020  
 Outdoor balustrades - 2020  
 Internal and external paint - 2020  
 Bathroom refresh - 2020  
 Pool deck - 2019  
 Pool heater - 2019  
 Air conditioners - 2020  
 Electric Water Hot System - 2020  
 Garage door motor - 2022  
 Solar system - 2018

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