

Frequently Asked Questions

11 Rossmoyne Close, Elanora

WHY ARE YOU SELLING	Relocating
LAND SIZE	945 m ²
YEAR BUILT	1990
PURCHASE PRICE FOR THE CURRENT OWNER	\$567,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	June 2017
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	No
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	3x split systems
POOL - SALT WATER/MAGNESIUM/CHLORINATED	Swim spa - external heater
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes, plumbed
MEASUREMENT OF FRIDGE CAVITY	850 wide x 1.7 high
IS THERE INTERNET CONNECTION	Starlink
WHAT IS THE CEILING HEIGHT?	2.4 m in living room
WHAT IS THE ZONING	Low Density Residential
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
IS THE PROPERTY IN A FLOOD ZONE	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.

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

Kitchen - 5 years

Flooring - 5 years

Internal repaint - this month

Bathrooms - 4 years

Concrete - 2 years

Front deck - 7 years

Swim spa & deck - 7 months

Airconditioning in living room - 4 years

Airconditioning in master's bedroom - 4 years

Air-conditioning in kid's bedroom - 1 year

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