

Frequently Asked Questions

15 Barlee Court, Elanora

WHY ARE YOU SELLING	Downsizing Investment Portfolio
LAND SIZE	601 m ²
YEAR BUILT	2015
PURCHASE PRICE FOR THE CURRENT OWNER	\$305,000 (Land only)
WHEN DID THE SELLER PURCHASE THE PROPERTY	May 2014
IS THE PROPERTY TENANTED?	No
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Gas (bottled)
IS THERE SOLAR ENERGY	Yes 10.36kw
TYPE OF HOT WATER SYSTEM	Gas Hot Water System
LOCATION OF HOT WATER SYSTEM	Left side of the property
IS THERE WATER STORAGE	No
AIR CONDITIONING	Ducted & 1x split system
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	900 wide
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT?	2.7 m in the living room
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,542 per annum. Water Rates: \$2,150 per annum.
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
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)

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.

RENTAL APPRAISAL	\$1,300-\$1,400 per week.
INCLUSIONS	Outdoor bar fridge and contents, mirror, TV bracket on the wall, items in WIR including Sony subwoofer to speakers, monitor for Cocoon camera system, NBN router, dishwasher, BBQ, items in the laundry
IS THERE A TERMITE BARRIER	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.