

# Frequently Asked Questions

## 8 Wuruma Court, Elanora

WHY ARE YOU SELLING	Relocating
LAND SIZE	633 m <sup>2</sup>
YEAR BUILT	2000
PURCHASE PRICE FOR THE CURRENT OWNER	\$1,350,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	November 2024
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
IS THERE SOLAR ENERGY	Yes
TYPE OF HOT WATER SYSTEM	Electric Hot Water System
LOCATION OF HOT WATER SYSTEM	Rear of the property
IS THERE WATER STORAGE	1x water tank with pump
AIR CONDITIONING	2x split systems
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	800 wide x 1.7 high
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT?	2.7 m in living room
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,581 per annum. Water Rates: \$1,854 per annum.
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
ARE THERE ANY EASEMENTS ON THE LAND	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.

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
RENTAL APPRAISAL	\$1400 per week.
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No

## Works Completed/Additional Information

Airconditioning in dining - this month

Hopea front deck - this month

Bi-fold doors - 2 months

Crimsafe screens - January 2026

Pergola - April 2026

Glass balustrade - this month

Engineered blackbutt timber flooring - this month

Full internal repaint - April 2026

Sheer curtains - this month

Kitchen sink & dishwasher - this month

Laundry - this month

Main bathroom with separate toilet - January 2026

Ensuite refresh - April 2026

Ceiling fans - March 2026

Skylight in stairwell - this month

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