

Frequently Asked Questions

282 Nineteenth Avenue, Elanora

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| WHY ARE YOU SELLING | Relocating |
| LAND SIZE | 401 sqm |
| YEAR BUILT | 1989 |
| PURCHASE PRICE FOR THE CURRENT OWNER | \$790,000 |
| WHEN DID THE SELLER PURCHASE THE PROPERTY | 08 Dec 2021 |
| IS THE PROPERTY TENANTED? | No |
| IS THE PROPERTY SEWERED OR SEPTIC | Sewered |
| IS THE COOKTOP GAS, ELECTRIC OR INDUCTION | Induction |
| IS THERE SOLAR ENERGY | No |
| TYPE OF HOT WATER SYSTEM | Electric Hot Water System |
| LOCATION OF HOT WATER SYSTEM | Right side of property |
| IS THERE WATER STORAGE | No |
| AIR CONDITIONING | 2x Split systems |
| IS FRIDGE CAVITY PLUMBED FOR WATER | Not plumbed |
| MEASUREMENT OF FRIDGE CAVITY | 1090w (Please check measure yourself) |
| IS THERE INTERNET CONNECTION | NBN |
| WHAT IS THE CEILING HEIGHT? | 2.4m in master bedroom |
| WHAT IS THE ZONING | Low Density Residential |
| 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.

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| IS THE PROPERTY IN A FLOOD ZONE | Yes |
| SCHOOL CATCHMENT | Tallebudgera State High School and Elanora State High School |
| IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK | No |
| IS THERE A SECURITY SYSTEM | No |
| EXCLUSIONS | Dog door |

Works Completed/Additional Information

Ensuite - 2022

Laundry - this month

Main bathroom and toilet - 2025

Kitchen - 2025

Carpet - 2025

Full internal repaint - 2025

Flooring - 2025

Roof repaint - this month

Gutters - this month

Right hand garage door - last month

A/C bedroom - 2 years

Right hand side colourbond fence - 2 years

Driveway repaint - this month

Curtains and sheers - 2025

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McGrath