

# Frequently Asked Questions

4/67-69 Doubleview Drive Elanora QLD 4221

WHY ARE YOU SELLING	Relocating
LAND SIZE	191 sqm
YEAR BUILT	1999
HOW MANY UNITS ARE IN THE COMPLEX	19
PURCHASE PRICE FOR THE CURRENT OWNER	\$835,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	2021
IS THE PROPERTY TENANTED?	Owner Occupied
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Induction
IS THERE SOLAR ENERGY	Yes. 6.6 kw
TYPE OF HOT WATER SYSTEM	Electric Hot Water System 250L
LOCATION OF HOT WATER SYSTEM	Back of garage
AIR CONDITIONING	1x Split System
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	900w x 1.8 high
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,069.04 per annum. Water Rates: \$933.84 per annum.
WHAT ARE THE BODY CORPORATE RATES	\$121.20 per week
WHAT IS THE SINKING FUND BALANCE	\$225,578.37 AS AT 27 SEPTEMBER 2024

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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ARE PETS ALLOWED IN THE COMPLEX	upon B/C approval
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
ARE THERE ANY EASEMENTS ON THE LAND	No
SCHOOL CATCHMENT	Elanora State School & Elanora State High School
RENTAL APPRAISAL	\$850.00 - \$900.00 per week
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	Security Complex
IS THERE A TERMITE BARRIER	Yes

## Works Completed/Additional Information

Kitchen - 2 years  
 Flooring - 2 years  
 Solar system - 2 years  
 Security screens - 2 years  
 Laundry - 2 years  
 Courtyard - 1 year  
 A/C - 1 month  
 Electric Hot Water System - 1 month  
 LED lights + ceiling fans - 2 years  
 Left garage door motor - 3 years  
 Bathrooms refreshed - this month

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