

# Frequently Asked Questions

## 5 Esperance Close, Elanora

WHY ARE YOU SELLING	Relocating
LAND SIZE	770 m <sup>2</sup>
YEAR BUILT	1986
PURCHASE PRICE FOR THE CURRENT OWNER	\$600,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	May 2016
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
IS THERE SOLAR ENERGY	No
TYPE OF HOT WATER SYSTEM	Electric Hot Water System 250L
LOCATION OF HOT WATER SYSTEM	Left side of the property
IS THERE WATER STORAGE	No
AIR CONDITIONING	2x split systems
POOL - SALT WATER/MAGENSIMUM/CHLORINATED	Saltwater
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	980 wide
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT?	2.4 m in living room
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$7,557.56 per annum. Water Rates: \$2,450.80 per annum.
IS THERE A BUILDING & PEST REPORT AVAILABLE	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	Yes
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	Garage door remotes (manual open)
IS THERE A SECURITY SYSTEM	No

## Works Completed/Additional Information

Both bathrooms - 9 years  
 Internal and external repaint - 2 years  
 Roof restoration - 1 year  
 New gutters - 9 years  
 Front gate & all fences - 9 years  
 Pool re-surfaced - 1 year  
 Artificial turf - 2 years  
 Garden shed - 8 years  
 Front deck - 6 months  
 Pool deck - 9 years  
 Concreting in alfresco - 2 years  
 Retaining walls - 1 year  
 Electric Hot Water system - 1 year  
 Crimsafe sliding door - 2 years  
 Kitchen refresh - 2 years  
 Multi purpose room conversion - 5 years  
 Airconditioning unit in living room - 2 years  
 Airconditioning unit in main - 3 years  
 Security screens - 9 years  
 Carpet in kids room - 3 years  
 Ceiling fans - 3 years  
 Shade sails - 8 years

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