

Frequently Asked Questions

31 Northlakes Drive Elanora QLD 4221

WHY ARE YOU SELLING	Downsizing investment portfolio
LAND SIZE	601 sqm
YEAR BUILT	2002
PURCHASE PRICE FOR THE CURRENT OWNER	\$630,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	2019
OWNER OCCUPIER / TENANTED	Vacant
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Gas (Bottled)
IS THERE SOLAR ENERGY	No
TYPE OF HOT WATER SYSTEM	EHWS
LOCATION OF HOT WATER SYSTEM	Left side of property
IS THERE WATER STORAGE	No
AIR CONDITIONING	1x Split system
IS THE FRIDGE CAVITY PLUMBED FOR WATER	No
MEASUREMENT OF FRIDGE CAVITY	900w x 1.7h x 600d (Please check measure yourself)
IS THERE INTERNET CONNECTION	No
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,694.00 per annum
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	No
SCHOOL CATCHMENT	Prep to Yr6: Elanora State School Yr7 to Y12: Elanora State High School

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 ESTIMATE	\$1150 per week
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	Unsure
IS THE PROPERTY IN A FLOOD ZONE	No

Works Completed/Additional Information

Hybrid flooring – 1 year
 Kitchen – 2 years
 Bathrooms – 2 years
 Laundry – 2 years
 Garage floor painted – this month
 Internal repaint – 1 year
 Roof tiles sealed & painted – 2 years
 BBQ area with gas bayonet – 2 years

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