Frequently Asked Questions

52 Silver Glade Drive, Elanora

WHY ARE YOU SELLING	Upsizing
LAND SIZE	452 m^2
YEAR BUILT	1999
PURCHASE PRICE FOR THE CURRENT OWNER	$1,125,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	07 Aug 2024
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Induction
IS THERE SOLAR ENERGY	Yes, 30 panels
TYPE OF HOT WATER SYSTEM	Electrical Hot Water System
LOCATION OF HOT WATER SYSTEM	Right side of property
IS THERE WATER STORAGE	No
AIR CONDITIONING	1x Split system
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	900w x 1.8h
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT?	2.6m in Kitchen dining
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Water Rates: $2,258.24 pa. and Council Rates: $ 2,422.11 pa.
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
ARE THERE ANY EASEMENTS ON THE LAND	No

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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SCHOOL CATCHMENT	Tallebudgera State School and Elanora State High School
EXCLUSIONS	Front door bell
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	No

Works Completed/Additional Information

Roof restoration and repaint - 1 year
Driveway repaint - 3 months
Garage door remote - 1 month
Solar system - 1 year
Landscaping and pergola - 1 month
Full internal repaint- 6 months
Engineered pre finished 220 wide oak floors - 1.5 years
Carpets - 1.5 years
Kitchen - 1 year
Ensuite - 1.5 years
Main bathroom - 1 year
Laundry - 6 months
New internal doors and hardware - 3 months
Custom bench seating and storage - 1 year
S-fold sheer curtains - 6 months
Downlights, switches and ceiling - 1.5 years
Air-conditioning - 3 months
Front door - 3 months

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