

Frequently Asked Questions

31 Balsa Street, Elanora

WHY ARE YOU SELLING	Upsizing
LAND SIZE	1051 m ²
YEAR BUILT	1990
PURCHASE PRICE FOR THE CURRENT OWNER	\$560,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	07 Oct 2015
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
IS THERE SOLAR ENERGY	Yes, 13.2kw
TYPE OF HOT WATER SYSTEM	Solar Hot Water
LOCATION OF HOT WATER SYSTEM	On roof
IS THERE WATER STORAGE	No
AIR CONDITIONING	4x Split systems
POOL - SALT WATER/MAGESIUM/CHLORINATED	No
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes, plumbed
MEASUREMENT OF FRIDGE CAVITY	870w (Please check measure yourself)
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT?	2.9m in living
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,383 p.a. Water Rates: \$2,198 p.a.

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 THERE A BUILDING & PEST REPORT AVAILABLE	Yes
ARE THERE ANY EASEMENTS ON THE LAND	No
IS THE PROPERTY IN A FLOOD ZONE	No
SCHOOL CATCHMENT	Elanora State School and Elanora State High School
EXCLUSIONS	Sauna, Security camera, Hoses, Storeroom storage units, Pot plants
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No

Works Completed/Additional Information

Kitchen & Living

Kitchen renovation – 2020
 Custom-built servery bench – 2022
 Feature barn door installation – 2021
 Bi-fold doors installed – 2019
 Replacement flyscreens to bi-fold doors – 2026
 New front entry door – 2025
 Upper-level deck professionally repainted – 2026
 Full internal repaint – 2019

Bathrooms & Laundry

Main bathroom and laundry renovation – 2024
 Brand new master ensuite – 2024
 Additional downstairs bathroom added – 2021

Bedrooms & Interior Improvements

Additional downstairs bedroom created – 2018
 Stairwell removed to expand children's bedroom footprint – 2020
 New blinds installed throughout all upstairs bedrooms and ensuite – 2026
 Quality carpet installation – 2021
 Upgraded downlights and ceiling fans throughout – 2020

Heating, Cooling & Energy Efficiency

Newly installed feature fireplace – 2025
 Air conditioning to Bed 2 and downstairs living areas – 2021
 13.2kW solar power system installed – 2024

Roof & Structural Improvements

Full roof restoration – 2022
 Gutters and downpipes repainted – 2022
 Ground-level retaining wall constructed – 2020

Outdoor

Outdoor pergola installation – 2023
 Shade sail installed – 2019
 Sand pit addition – 2019
 Garden shed installation – 2022