

Frequently Asked Questions

3 Oakland Court Burleigh Waters

WHY ARE YOU SELLING	Relocating
LAND SIZE	739 m ²
YEAR BUILT	1985
WHEN DID THE SELLER PURCHASE THE PROPERTY	25 January 2018
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 - 22 panels
TYPE OF HOT WATER SYSTEM	Gas Hot Water System
LOCATION OF HOT WATER SYSTEM	Right side of the property
IS THERE WATER STORAGE	No
AIR CONDITIONING	Ducted A/C - zoned
POOL - SALT WATER/MAGNESIUM/CHLORINATED	Saltwater
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes, plumbed
MEASUREMENT OF FRIDGE CAVITY	1m x 1.8h
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,810.78 per annum. Water Rates: \$1,945.80 per annum.
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
ARE THERE ANY EASEMENTS ON THE LAND	Yes
IS THE PROPERTY IN A FLOOD ZONE	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.

SCHOOL CATCHMENT	Caningeraba State School - Prep to year 6 Miami State High School - Year 7 to year 12
RENTAL APPRAISAL	\$1,350-\$1,400 per week
INCLUSIONS	Festoon lights, pizza oven & Kamado Joe
EXCLUSIONS	Green & pink curtains in kids rooms, electric car charger
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	Yes

Works Completed/Additional Information

Solar system - 2019
 All new guttering - 2024
 Roof re-painted - 2024
 Landscaping - 2023
 Partial external repaint - this month
 Outdoor tiling - 2023
 Security screens & windows - 2019
 Engineered hardwood flooring - 2018
 Main bathroom - 2023
 Ensuite - 2021
 Stone kitchen benchtop & backsplash - 2018
 Internal repaint over the years - (2018-this month)
 New ceiling fans (except for back right bedroom) - 2024
 Blinds throughout - 2022

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