

Frequently Asked Questions

135 Murtha Drive, Elanora

WHY ARE YOU SELLING	Relocating
LAND SIZE	815 m ²
YEAR BUILT	1990
PURCHASE PRICE FOR THE CURRENT OWNER	\$817,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	September 2020
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 - 11 kw
TYPE OF HOT WATER SYSTEM	Solar Hot Water System
LOCATION OF HOT WATER SYSTEM	On the roof
IS THERE WATER STORAGE	No
AIR CONDITIONING	1x split system
POOL - SALT WATER/MAGNESIUM/CHLORINATED	Chlorinated
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes
MEASUREMENT OF FRIDGE CAVITY	1 m wide x 1.8 m high
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT?	2.4 m
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$3,012 per annum. Water Rates: \$2,298 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.

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ARE THERE ANY EASEMENTS ON THE LAND	No
IS THE PROPERTY IN A FLOOD ZONE	No
SCHOOL CATCHMENT	Elanora State School - prep to year 6 Elanora State High School - year 7 to year 12
RENTAL APPRAISAL	\$1,600 per week.
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	Garage remote door
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	No

Works Completed/Additional Information

All new windows & doors - 3 years
 Partial new gutters - 2022
 Carpet & rear flyover - 2022
 Front wall & gate - 2022
 2x garden sheds - 2023
 Landscaping & outdoor tiling - 2024
 Back fence - 2021
 Pool pump & equipment cover - 2023
 Pool seating - 2024
 Both bathrooms & laundry - 2021
 Kitchen & skylight - 2022
 Flooring - 2023
 Carpet - 2021
 External repaint & render - 2025
 Full internal repaint - 2023

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