

# Frequently Asked Questions

43 Boab Street, Elanora

WHY ARE YOU SELLING	Downsizing Investment Portfolio
LAND SIZE	680m <sup>2</sup>
YEAR BUILT	1985
WHEN DID THE SELLER PURCHASE THE PROPERTY	December 2013
IS THE PROPERTY TENANTED?	Yes
WHEN DOES THE TENANTS LEASE EXPIRE	October 2024
WHAT DO THE CURRENT TENANTS PAY FOR RENT	\$710 per week
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
IS THERE SOLAR ENERGY	No
TYPE OF HOT WATER SYSTEM	Electric Hot Water System
LOCATION OF HOT WATER SYSTEM	In Garage
IS THERE WATER STORAGE	No
AIR CONDITIONING	1x Split System
IS FRIDGE CAVITY PLUMBED FOR WATER	Not Plumbed
MEASUREMENT OF FRIDGE CAVITY	790cm W x 1.7m H x 675cm D (Please check measure yourself)
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,765.94 per annum. Water Rates: \$1,637.60 per annum.
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.*

IS THE PROPERTY IN A FLOOD ZONE	No
SCHOOL CATCHMENT	Prep to Yr6: Elanora State School Yr7 to Yr12: Elanora State High School
RENTAL APPRAISAL	\$950 - \$1,000 per week approx
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	No

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