

Frequently Asked Questions

6 Coogee Court, Elanora

WHY ARE YOU SELLING	Relocating
LAND SIZE	1,291m ²
YEAR BUILT	1980
WHEN DID THE SELLER PURCHASE THE PROPERTY	November 2021
OWNER OCCUPIED / TENANTED	Owner Occupied
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Induction
IS THERE SOLAR ENERGY	Yes
TYPE OF HOT WATER SYSTEM	Solar
LOCATION OF HOT WATER SYSTEM	On Roof
IS THERE WATER STORAGE	Yes - Tank
AIR CONDITIONING	2x Split System
IS THE FRIDGE CAVITY PLUMBED FOR WATER	Yes
MEASUREMENT OF FRIDGE CAVITY	95cm Width x 61cm Depth x 1.79m Height (Please check measure yourself)
IS THERE INTERNET CONNECTION	Yes
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,551.76 per annum. Water Rates: \$2,235.84 per annum.
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
ARE THERE ANY EASEMENTS ON THE LAND	No
SCHOOL CATCHMENT	Prep to Yr6: Elanora State School Yr7 to Yr12: Elanora State High School
RENTAL ESTIMATE	\$1,500 per week

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 ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No

Works Completed/Additional Information

Updated plantation shutters in master - 2024

New aircons x 2 - 6 Weeks

Installed new plantation shutters throughout - 12 Months

New carpet upstairs - 4 Months

Yard flattened & garden re-landscaped & retained - 4 Months

New pump water tank - 5 Months

Outdoor concrete pathway & stairs - 4 Months

Updated main upstairs shower - 18 Months Year

Full internal & external repaint - 18 Months

Engineered timber floor - 18 Months

All new hardware - 18 Months

Deck re-sanded + oiled - 18 Months

All new ceiling fans x 4 - 2024

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