

# Frequently Asked Questions

## 5 Coogee Court, Elanora

WHY ARE YOU SELLING	Relocating
LAND SIZE	1092 m <sup>2</sup>
YEAR BUILT	1990
PURCHASE PRICE FOR THE CURRENT OWNER	\$715,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	09 Feb 2020
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Gas (bottled)
IS THERE SOLAR ENERGY	Yes, 13.2 kw
TYPE OF HOT WATER SYSTEM	Electric Hot Water System
LOCATION OF HOT WATER SYSTEM	Back left corner under house
IS THERE WATER STORAGE	No
AIR CONDITIONING	1x Split system
POOL - SALT WATER/MAGENSIMUM/CHLORINATED	Magnesium
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes, plumbed
MEASUREMENT OF FRIDGE CAVITY	1mw x 1.8m (Please check measure yourself)
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT?	3.9m ceiling in living
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$3,247 pa. Water Rates: \$3,296 pa.

*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
INCLUSIONS	Projector screen, speakers, cinema chairs, Built-in BBQ, Fridge
EXCLUSIONS	Outdoor TV, Vintec in kitchen fridge
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	Unknown

## Works Completed/Additional Information

Ensuite - 2026

Main bathroom and bedrooms upper level - 2022

Dusky blackbutt longboards - 2022

Kitchen and butlers pantry - 2022

Laundry - 2023

Downstairs bathroom - 2023

Pool, deck, outdoor kitchen and flyover pergola - 2022

Cinema room - 2023

Fireplace - 2023

Back fence and backyard turf - 2025

Internal and external re-paint - 2022-2023

Roof repaint - 2022

Solar system - 2023

A/C - 2023

Garage door motor - 2025

Front door - 2025

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**McGrath**