

Frequently Asked Questions

21 Forest Drive, Elanora

WHY ARE YOU SELLING	Downsizing Investment Portfolio
LAND SIZE	1,447m ²
YEAR BUILT	2000
PURCHASE PRICE FOR THE CURRENT OWNER	\$1,030,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	19 Jan 2021
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, Panels, Tesla Battery
TYPE OF HOT WATER SYSTEM	Electric Hot Water System
LOCATION OF HOT WATER SYSTEM	Right side of property
IS THERE WATER STORAGE	Yes
AIR CONDITIONING	Ducted - zoned
MEASUREMENT OF FRIDGE CAVITY	900w x 1.7h (Please check measure yourself)
WHAT IS THE CEILING HEIGHT?	2.4m in living
WHAT IS THE ZONING	Rural Residential
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
ARE THERE ANY EASEMENTS ON THE LAND	Yes
IS THE PROPERTY IN A FLOOD ZONE	No
SCHOOL CATCHMENT	Elanora State School and Elanora State High School

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 SECURITY SYSTEM	Yes
POOL - SALT WATER/MAGENSIMUM/CHLORINATED	Salt Water
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes
IS THERE INTERNET CONNECTION	Yes, NBN
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No

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