

Frequently Asked Questions

8 Wallowa Court, Elanora

WHY ARE YOU SELLING	Downsizing
LAND SIZE	5,318 m ²
YEAR BUILT	1980
BUILDERS NAME	Metricon
PURCHASE PRICE FOR THE CURRENT OWNER	\$145,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	January 1992
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Septic
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Induction
IS THERE SOLAR ENERGY	Yes - 2x batteries
TYPE OF HOT WATER SYSTEM	Electric Hot Water System & heat pump
LOCATION OF HOT WATER SYSTEM	Rear of the property
IS THERE WATER STORAGE	No
AIR CONDITIONING	Ducted - zoned
POOL - SALT WATER/MAGESIUM/CHLORINATED	Saltwater
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes, plumbed
MEASUREMENT OF FRIDGE CAVITY	1m w x 1.8 h
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT?	3.7 m raked ceiling in the living room
WHAT IS THE ZONING	Rural Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$3,228 per annum. Water Rates: \$1,893 per annum.

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	Tallebudgera State School - Prep to year 6 Elanora State High School - Year 7 to year 12
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	Yes

Works Completed/Additional Information

Bosch self cleaning oven
 Husky wine fridge - tempered door
 Whole house on filtered water (PSI water filter)
 Farmhouse sink
 MiPlank carbon tech flooring
 Spa - 32 amp
 Escea gas fireplace

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