

Frequently Asked Questions

80 Avocado Street Elanora QLD 4221

WHY ARE YOU SELLING	Upsizing
LAND SIZE	892 m ²
YEAR BUILT	1990
PURCHASE PRICE FOR THE CURRENT OWNER	\$800,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	24 July 2021
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
IS THERE SOLAR ENERGY	Yes, 8 panels
TYPE OF HOT WATER SYSTEM	Solar Hot Water System
LOCATION OF HOT WATER SYSTEM	On roof
IS THERE WATER STORAGE	No
AIR CONDITIONING	1x split system
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	970w x 1.8h
IS THERE INTERNET CONNECTION	Yes
WHAT IS THE CEILING HEIGHT	2.4 m upstairs
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,290.46 per annum. Water Rates: \$1,402.56 per annum.
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
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.

SCHOOL CATCHMENT	Elanora State School - Prep to year 6 Elanora State High School - Year 7 to year 12
RENTAL APPRAISAL	\$850.00-\$900.00 per week
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No

Works Completed/Additional Information

Renovation - 2021

Kitchen - 2022

Vinyl plank flooring - 2021

A/C - 2024

Crazy pave - 2023

Full internal repaint - 2021

LED downlights - 2021

Fan in living - 2021

Oven, cooktop and rangehood - 2021

Dishwasher - 2021

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McGrath