

Frequently Asked Questions

176 K P Mcgrath Drive, Elanora

WHY ARE YOU SELLING	Downsizing Investment portfolio
LAND SIZE	702 m ²
YEAR BUILT	1988
PURCHASE PRICE FOR THE CURRENT OWNER	\$620,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	31 March 2016
IS THE PROPERTY TENANTED?	Yes
WHEN DOES THE TENANTS LEASE EXPIRE	20/01/2025
WHAT DO THE CURRENT TENANTS PAY FOR RENT	\$1,350 per week
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
IS THERE SOLAR ENERGY	Yes
TYPE OF HOT WATER SYSTEM	Electric Hot Water System 250L
LOCATION OF HOT WATER SYSTEM	Right side of the property
IS THERE WATER STORAGE	Yes (Not sure if in use)
AIR CONDITIONING	Ducted Air Conditioning
POOL - SALT WATER/MAGENSIMUM/CHLORINATED	Salt and chlorinated
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes, plumbed
MEASUREMENT OF FRIDGE CAVITY	1m w x 1.9h
IS THERE INTERNET CONNECTION	Yes
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,563 per annum. Water Rates: \$1,926 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.

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IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	Yes
IS THE PROPERTY IN A FLOOD ZONE	No
SCHOOL CATCHMENT	Elanora State School - Prep to year 6 Elanora State High School - Year 7 to year 12
RENTAL APPRAISAL	\$1,450 per week.
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	Unsure
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	Unsure
EXCLUSIONS	Shed in the pool area

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