

# Frequently Asked Questions

## 3 Nollamara Drive, Elanora

WHY ARE YOU SELLING	Downsizing investment portfolio
LAND SIZE	850 sqm
YEAR BUILT	1991
PURCHASE PRICE FOR THE CURRENT OWNER	\$320,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	February 2003
IS THE PROPERTY TENANTED?	Yes
WHEN DOES THE TENANTS LEASE EXPIRE	26 May 2025
WHAT DO THE CURRENT TENANTS PAY FOR RENT	\$720 per week
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
IS THERE SOLAR ENERGY	No
IS THERE WATER STORAGE	No
AIR CONDITIONING	No
MEASUREMENT OF FRIDGE CAVITY	760w x 1.8h
WHAT IS THE CEILING HEIGHT	2.4
WHAT IS THE ZONING	Low Density Residential
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
ARE THERE ANY EASEMENTS ON THE LAND	No
IS THE PROPERTY IN A FLOOD ZONE	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 High School Elanora State School
RENTAL APPRAISAL	\$850 - \$900 per week.
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	No

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