

# Frequently Asked Questions

1/30 Darnel Street Elanora

WHY ARE YOU SELLING	Downsizing Investment Portfolio
LAND SIZE	278 m <sup>2</sup>
YEAR BUILT	1983
PURCHASE PRICE FOR THE CURRENT OWNER	\$384,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	2015
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	No
TYPE OF HOT WATER SYSTEM	EHWS 125L
LOCATION OF HOT WATER SYSTEM	3rd bedroom/ multi-purpose cupboard
IS THERE WATER STORAGE	No
AIR CONDITIONING	1 x split system
POOL - SALT WATER/MAGENSIUM/CHLORINATED	Saltwater
IS FRIDGE CAVITY PLUMBED FOR WATER	No
MEASUREMENT OF FRIDGE CAVITY	920 wide
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE ZONING	Medium Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council rates: \$2,340 per annum. Water rates: \$2,278 per annum
HOW MUCH IS THE SHARED INSURANCE	\$1,413 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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WHAT IS THE CEILING HEIGHT	2.4m
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
ARE THERE ANY EASEMENTS ON THE LAND	No
SCHOOL CATCHMENT	Palm Beach State School & Elanora State High School
RENTAL APPRAISAL	\$1050-\$1150 per week.
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	No

## Works Completed/Additional Information

Front and side colour bond fencing January 2021

Pool and back outdoor area Oct 2022

Travertine pavers 2022

Pergola 2022

Front yard renovation May 2024

New gutters, downpipes and roof paint Feb 2025

Internal paint December 2025

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