

Frequently Asked Questions

26 Nollamara Drive, Elanora

WHY ARE YOU SELLING	Relocating
YEAR BUILT	2015
PURCHASE PRICE FOR THE CURRENT OWNER	\$789,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	2017
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
IS THERE SOLAR ENERGY	No
TYPE OF HOT WATER SYSTEM	Solar
LOCATION OF HOT WATER SYSTEM	Left side of property
IS THERE WATER STORAGE	Yes 3x tanks
AIR CONDITIONING	Ducted air conditioning, plus one additional split-system unit
POOL	Salt Water
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes
MEASUREMENT OF FRIDGE CAVITY	970w x 1.8h
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT?	2.4m upstairs living
WHAT IS THE ZONING	Medium 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.

McGrath

SCHOOL CATCHMENT	Elanora State School Elanora State High School
IS THERE A TERMITE BARRIER	Please review the building and pest inspection report.
INCLUSIONS	Spa, projector and screen, subwoofer and receiver, outdoor fridge, two pool lounges and media room equipment.
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	Cameras not in use – needs new DVR box (supply).
IS THERE A SECURITY SYSTEM	Cameras not in use – needs new DVR box (supply).

Works Completed/Additional Information

Full home surround sound system – 7.1

4K projector in media room

Full internal repaint, walls – this month

Projector – 1.5 years

Pool chlorinator – 2 years

Ducted A/C (MyAir) – 10 years