

# Frequently Asked Questions

## 72 Doubleview Drive, Elanora

WHY ARE YOU SELLING	Relocating
LAND SIZE	804m <sup>2</sup>
YEAR BUILT	Approx 1986
PURCHASE PRICE FOR THE CURRENT OWNER	\$890,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	2021
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKETOP GAS, ELECTRIC OR INDUCTION	Induction
IS THERE SOLAR ENERGY	No
TYPE OF HOT WATER SYSTEM	Solar
LOCATION OF HOT WATER SYSTEM	On roof
IS THERE WATER STORAGE	No
AIR CONDITIONING	Yes
IS FRIDGE CAVITY PLUMBED FOR WATER	No
MEASUREMENT OF FRIDGE CAVITY	910w x 1.8h
IS THERE INTERNET CONNECTION	Unsure
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,514.58 per annum. Water Rates: \$1,697.04 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.

IS THE PROPERTY IN A FLOOD ZONE	No
SCHOOL CATCHMENT	Elanora State High School Elanora State School
RENTAL APPRAISAL	\$900.00 per week
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	Induction cooktop display for 1 hob
IS THERE A SECURITY SYSTEM	No

## Works Completed/Additional Information

- Full internal + external repaint - 2 months
- New kitchen - 12 months
- New bathrooms - 18 months
- Flooring - 12 months
- Balcony decking + glass railing - 18 months
- New lighting - 12 months
- Laundry - 12 months
- Aircon - 18 months
- Bi-folds doors - 24 months
- Crimsafe security screens - 24 months
- External side steps - 18 months
- Ceiling fans - 18 months
- Driveway steel structural reinforcement - 12 months
- Garage ceiling and walls repair - 3 months
- Structural beams replaced rear - 18 months
- Structural beams replaced front - 6 months

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