

Frequently Asked Questions

1/1 Washington Court, Varsity Lakes

WHY ARE YOU SELLING	Downsizing Investment Portfolio
LAND SIZE	281 m ²
YEAR BUILT	2010
WHEN DID THE SELLER PURCHASE THE PROPERTY	May 2020
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Induction & gas
IS THERE SOLAR ENERGY	Yes
TYPE OF HOT WATER SYSTEM	Electric Hot Water System 315L
LOCATION OF HOT WATER SYSTEM	Left side of the property
IS THERE WATER STORAGE	No
AIR CONDITIONING	Ducted & 4x split systems
IS FRIDGE CAVITY PLUMBED FOR WATER	No
MEASUREMENT OF FRIDGE CAVITY	1.1m wide x 1.8m high
IS THERE INTERNET CONNECTION	NBN FTTP
WHAT IS THE CEILING HEIGHT?	2.6 m in living room
WHAT IS THE ZONING	Medium Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$6,768.16 per annum. Water Rates: \$1,738.6 per annum.
HOW MUCH IS THE SHARED INSURANCE	\$ 5,858.26
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
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	Yes
SCHOOL CATCHMENT	Varsity College (prep to year 12)
RENTAL APPRAISAL	\$1,800 per week.
INCLUSIONS	2x TVs in garage/lounge, 2x custom-built white storage units in lounge, fridge, washer/dryer
EXCLUSIONS	round glass mirror in the lounge
IS THERE A SECURITY SYSTEM	Yes (not currently connected)
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No

Additional Information

Whole of House Great Water Filters Elite Series 5 w/ Vortex Softener (2020)
 Kitchen ZIP HydroTap G4 Water Tap (chilled/boiling/sparkling) (2020, tap replaced 2026)
 Miele H7660BP oven, GC7840 Steam Combi oven, ESW7010 Warming Drawer (2020)
 Miele 2x KM7574 FL induction cooktops, CS7101 Gas Combiset (2020)
 Living room LG 65 UHD OLED W7 Signature Wallpaper TV (2017)
 Garage Hisense 65" A7G 4K TV (2021)
 Rebuilt upper & lower decks (2026)
 New balustrade around decks & balcony (2026)
 New travertine beige textured tiles on main bedroom balcony (2026)
 New beige wool carpeting on stairs & second floor (2026)
 Rebuilt both walk-in-closets (2026)
 Driveway resurfaced & new epoxy flooring in garage (2026)
 New garage door motor/chain (2026)
 New floating cupboards in kitchen & all cupboards/drawers resurfaced (2026)
 Relandscaped entire property including paving stones & new lawns (2026)
 New latte travertine pool coping & new pool box (2026)

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