

Frequently Asked Questions

36 Pinon Close Elanora QLD 4221

WHY ARE YOU SELLING	Relocating
LAND SIZE	763 sqm
YEAR BUILT	1985
PURCHASE PRICE FOR THE CURRENT OWNER	\$620,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	2011
IS THE PROPERTY TENANTED?	Owner Occupied
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
IS THERE SOLAR ENERGY	Yes. 14 Panels
TYPE OF HOT WATER SYSTEM	Electric Hot Water System 315L
LOCATION OF HOT WATER SYSTEM	In pool area
IS THERE WATER STORAGE	1x water tank
AIR CONDITIONING	Ducted A/C + 2x split system
POOL - SALT WATER/ MAGNESIUM/ CHLORINATED	Salt Water
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	1.2w x 1.7 high
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE ZONING	Low Density Residential
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	No
SCHOOL CATCHMENT	Tallebudgera State School and Elanora State High School
RENTAL APPRAISAL	\$1200.00 - \$1300.00 per week
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	Internal radio system and old alarm system
IS THERE A SECURITY SYSTEM	No

Works Completed/Additional Information

Astro turf - 2 years
 Pool renovation - 4 years
 Roof repainted - 4 years
 New gutter in pool area - 1 year
 Pergola in pool area - 4 years
 Partial external + internal repaint - 2 years
 Dishwasher & oven - 2 years
 Pool pump & robot - 2 years
 Carport - 4 years
 Carpet - 2 months
 Beach shed - (waterfront) 2 years
 Split system A/C - 2 years
 Oliveri water filter system - 2 years

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.