

# Frequently Asked Questions

## 24 Carolina Close Elanora QLD 4221

WHY ARE YOU SELLING	Relocating
LAND SIZE	975 m <sup>2</sup>
PURCHASE PRICE FOR THE CURRENT OWNER	\$565,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	4 December 2003
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Induction
IS THERE SOLAR ENERGY	Yes, 8kw 19 panels
TYPE OF HOT WATER SYSTEM	Solar Hot Water System
LOCATION OF HOT WATER SYSTEM	On roof
IS THERE WATER STORAGE	No
AIR CONDITIONING	6x split systems
POOL - SALT WATER/MAGNESIUM/CHLORINATED	Saltwater
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	900w x 1.7h
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT	3.3m raked ceilings in living
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,962.86 per annum. Water Rates: \$2,185.96 per annum.
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.*

**McGrath**

IS THE PROPERTY IN A FLOOD ZONE	No
SCHOOL CATCHMENT	Elanora State School - Prep to year 6 Palm Beach-Currumbin State High School - Year 7 to year 12
RENTAL APPRAISAL	\$1,200.00 per week.
INCLUSIONS	Propagation table, lockable shed, shelving in carport, workbench inside shed, storage shed, spear pump, orchid house, pizza oven, water feature x2
EXCLUSIONS	Windmill, bar
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	Irrigation system, intercom system, automatic garage door, pool lights, driveway lights
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	No

## Works Completed/Additional Information

Induction cooktop - 1 year

Oven - 1 year

2x new A/C (main and bedroom 2) - 6 months

Ensuite - 4 years

Partial internal repaint (everywhere except back 3 bedrooms) - 5 years

New decking & roof on pool pergola - 5 years

Bridge to pool - 1 year

Solar System - 2 years

New Carpet - 3 months

Sheer curtains (except kitchen & living) - 1 year

Pool chlorinator - 6 years

Colourbond fence on left side driveway - 4 years

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