

Frequently Asked Questions

28 Avocado Street, Elanora

WHY ARE YOU SELLING	Upsizing
LAND SIZE	612 m ²
YEAR BUILT	1987
PURCHASE PRICE FOR THE CURRENT OWNER	\$575,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	July 2018
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	Electric Hot Water System
LOCATION OF HOT WATER SYSTEM	Right side of the property
IS THERE WATER STORAGE	No
AIR CONDITIONING	3x split systems
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes, plumbed
MEASUREMENT OF FRIDGE CAVITY	900 wide x 1.8 high
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,428 approx per annum Water Rates: \$2,356 approx per annum
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
ARE THERE ANY EASEMENTS ON THE LAND	No
IS THE PROPERTY IN A FLOOD ZONE	Yes

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 - prep to year 6 Elanora State High School - year 7 to year 12
INCLUSIONS	Kids fort, cubby house and monkey bars
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	No

Works Completed/Additional Information

Sheer curtains & venetian blinds - 2018

Garden shed - 2018

Air-conditioning units - 2018-2021

Bathroom - 2020

Kitchen - 2022

Ceiling fans - 2022

Flooring - 2022

Carpet - 2022

Full internal repaint - 2022

Repainted roof - 2023

Carport - 2023

Laundry - 2023