

# Frequently Asked Questions

## 23 Laurina Court Elanora QLD 4221

WHY ARE YOU SELLING	Relocating
LAND SIZE	1140 sqm
YEAR BUILT	2002
PURCHASE PRICE FOR THE CURRENT OWNER	\$420,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	2006
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 300L
LOCATION OF HOT WATER SYSTEM	Left side of of property
IS THERE WATER STORAGE	No
AIR CONDITIONING	1x Split System
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	890w x 1.7 high
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,674.14 per annum. Water Rates: \$1,516.36 per annum
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
ARE THERE ANY EASEMENTS ON THE LAND	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.*

IS THE PROPERTY IN A FLOOD ZONE	No
SCHOOL CATCHMENT	Tallebudgera State School and Elanora State High School
RENTAL APPRAISAL	\$1,050.00 - \$1,150.00 per week
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	Yes

## Works Completed/Additional Information

Kitchen - 6 years  
 Oven - this month  
 Flooring - 2 months  
 Carpet - 2 months  
 Full internal + external repaint - 2 months  
 Side concreting - 1 year  
 Roof restoration - 6 months  
 A/C - 4 years  
 Electric Hot Water System - 5 years  
 Garage door motor - 1 year  
 Blinds - 5 years  
 Left & Rear fences - 3 years  
 Ceiling fans - 3 years  
 Main bathroom - new shower screen & regrout - this month  
 Ensuite shower screen & regrout - 3 years  
 Shade sail - 1 month ago

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