

# Frequently Asked Questions

## 5 Tarrabool Drive, Elanora

LAND SIZE	417m <sup>2</sup>
WHEN DID THE SELLER PURCHASE THE PROPERTY	September 1999
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
IS THERE SOLAR ENERGY	Yes
TYPE OF HOT WATER SYSTEM	Solar System with an Electric Heat Pump - 300L
LOCATION OF HOT WATER SYSTEM	Outside Laundry
IS THERE WATER STORAGE	Right Hand Side of Property
AIR CONDITIONING	2x Split Systems
IS FRIDGE CAVITY PLUMBED FOR WATER	Not Plumbed
MEASUREMENT OF FRIDGE CAVITY	840cm W x 1.7m H x 615cm D (Please check measure yourself)
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,125.36 per annum. Water Rates: \$1,500.36 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	No
SCHOOL CATCHMENT	Prep to Yr6: Elanora State School Yr7 to Yr12: Elanora State High School
RENTAL APPRAISAL	\$1000 per week
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	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 THERE A SECURITY SYSTEM

No

## Works Completed

Internal Re-paint - July 2024

Day & Night Blinds - July 2024

New Carpet - July 2024

Roof Restoration (10 Year Transferrable Warranty) - July 2024

Smoke Alarms

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**McGrath**