

Frequently Asked Questions

42 Avocado Street, Elanora

WHY ARE YOU SELLING	Relocating
LAND SIZE	603 m2
YEAR BUILT	1988
PURCHASE PRICE FOR THE CURRENT OWNER	\$1,250,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	9 April 2022
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Gas (bottled)
IS THERE SOLAR ENERGY	Yes
TYPE OF HOT WATER SYSTEM	Solar Hot Water
LOCATION OF HOT WATER SYSTEM	On roof
IS THERE WATER STORAGE	No
AIR CONDITIONING	1x split system
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	1m wide
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT	3.5m raked ceiling
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,314.46 per annum. Water Rates: \$1,724.36 per annum.
IS THERE A BUILDING & PEST REPORT AVAILABLE	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.

ARE THERE ANY EASEMENTS ON THE LAND	No
SCHOOL CATCHMENT	Elanora State School - Prep to year 6 Elanora State High School - Year 7 to year 12
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	Front gate keypad
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	No

Works Completed/Additional Information

Full internal & external repaint - 2025

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