

Frequently Asked Questions

288 Nineteenth Avenue, Elanora

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| WHY ARE YOU SELLING | Downsizing Investment Portfolio |
| LAND SIZE | 400m ² |
| YEAR BUILT | 1994 |
| PURCHASE PRICE FOR THE CURRENT OWNER | \$450,000 |
| WHEN DID THE SELLER PURCHASE THE PROPERTY | November 2021 |
| OWNER OCCUPIER / TENANTED | Vacant |
| 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 Property |
| IS THERE WATER STORAGE | No |
| AIR CONDITIONING | In Main Living Area & Main Bedroom |
| IS THERE INTERNET CONNECTION | NBN -Needs To Be Hooked Up |
| WHAT IS THE ZONING | Low Density Residential |
| IS THERE A BUILDING & PEST REPORT AVAILABLE | No |
| ARE THERE ANY EASEMENTS ON THE LAND | Yes |
| SCHOOL CATCHMENT | Prep to Yr6: Tallebudgera State School Yr7 to Yr12: Elanora State High School |
| RENTAL ESTIMATE | \$950 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.

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| IS THERE A SECURITY SYSTEM | No |
| IS THERE A TERMITE BARRIER | Unknown |

Works Completed/Additional Information

Complete Renovation - 2023

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