

# Frequently Asked Questions

## 3 Laura Place, Varsity Lakes

WHY ARE YOU SELLING	Relocating
LAND SIZE	459 m <sup>2</sup>
YEAR BUILT	2008
WHEN DID THE SELLER PURCHASE THE PROPERTY	28 September 2023
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Gas
IS THERE SOLAR ENERGY	Yes - 36 panels
TYPE OF HOT WATER SYSTEM	Gas
LOCATION OF HOT WATER SYSTEM	Right side of the property
IS THERE WATER STORAGE	1x water tank with pump
AIR CONDITIONING	4x split systems
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	980w x 1.8h
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT?	2.7m in living
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,420.66 per annum. Water Rates \$1,584.24 per annum.
WHAT ARE THE BODY CORPORATE RATES	\$58 per week.
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
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.*

SCHOOL CATCHMENT	Caningeraba State School - Prep to year 6 Varsity College - Year 7 to year 12
RENTAL APPRAISAL	\$1350 - \$1400 per week.
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No

## Works Completed/Additional Information

Master bed, ensuite & WIR - 1 year  
 3x A/C in bedrooms - 1 year  
 Laundry/ Butler's pantry - 1 year  
 Master & living repaint - this month  
 Front external repaint - this month  
 Front deck & front door repainted - this month  
 Rear deck re-stained - this month  
 Landscaping - this month

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