

Frequently Asked Questions

13 Correa Court Elanora QLD 4221

WHY ARE YOU SELLING	Relocating
LAND SIZE	690 sqm
YEAR BUILT	1994
PURCHASE PRICE FOR THE CURRENT OWNER	\$615,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	November 2014
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	No
TYPE OF HOT WATER SYSTEM	EHWS 250L
LOCATION OF HOT WATER SYSTEM	Left side of the property
IS THERE WATER STORAGE	No
AIR CONDITIONING	3x Split systems
POOL - SALT WATER/MANGENSIUM/CHLORINATED	Salt water
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	900w x 1.7 high
IS THERE INTERNET CONNECTION	NBN

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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WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,418.54 Water Rates: \$1,732.36 per annum
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
ARE THERE ANY EASEMENTS ON THE LAND	Yes
IS THE PROPERTY IN A FLOOD ZONE	No
SCHOOL CATCHMENT	Elanora State High School & Elanora State School
RENTAL APPRAISAL	\$1500 per week
INCLUSIONS	Bar
EXCLUSIONS	2x Bar fridges
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No (Video doorbell)

Works Completed/Additional Information

3x AC units - 7 years

Laundry - 3 years

Kitchen update - 6 months

Lower bathroom update - 6 months

Driveway & house surrounds pebble crete - 6 months

Barn door - 6 months

External repaint & retaining walls - 4 years

Deckings re-stained - this month

Chlorinator replaced - 12 months

Cartridge filter replaced - 6 months

Plantation shutters - 5 years

Back fence - 6 months

Right hand fence & gates - 3 years

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