

Frequently Asked Questions

41 Casuarina Drive Elanora

WHY ARE YOU SELLING	Downsizing Investment Portfolio
LAND SIZE	600m ²
YEAR BUILT	2002
PURCHASE PRICE FOR THE CURRENT OWNER	\$690,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	2015
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	EHWS
LOCATION OF HOT WATER SYSTEM	Right hand side of property
IS THERE WATER STORAGE	1x water tank (not in use)
AIR CONDITIONING	Ducted A/C
POOL - SALT WATER/MAGNESIUM/CHLORINATED	Saltwater
IS FRIDGE CAVITY PLUMBED FOR WATER	No
MEASUREMENT OF FRIDGE CAVITY	880w x 1.7h
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$3,246.80 per annum. Water Rates: \$1,281.72 per annum.
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
ARE THERE ANY EASEMENTS ON THE LAND	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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SCHOOL CATCHMENT	Prep – Year 6: Tallebudgera State School Year 7 – Year 12: Elanora State High School
RENTAL APPRAISAL	\$1,100.00 - \$1,200.00 per week
IS THERE ANYTHING THE BUYERS SHOULD KNOW	The pool heating, sauna, alarm, and water tank are currently not in use, and their operational status is unknown.
IS THERE A SECURITY SYSTEM	Not in use
IS THERE A TERMITE BARRIER	Check BYB report

Works Completed/Additional Information

Complete internal renovation - 2022

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