

# Frequently Asked Questions

## 5 Caithness Court, Sorrento

WHY ARE YOU SELLING	Downsizing
LAND SIZE	865m2
YEAR BUILT	1980
WHEN DID THE SELLER PURCHASE THE PROPERTY	1996
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 system
LOCATION OF HOT WATER SYSTEM	On roof
IS THERE WATER STORAGE	2 x water tanks
AIR CONDITIONING	Partially ducted air-conditioning and 4 x Split systems
POOL - SALT WATER/MAGESIUM/CHLORINATED	Saltwater
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes plumbed
MEASUREMENT OF FRIDGE CAVITY	950w x 1.7m
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$4,732 per annum. Water Rates: \$1,899 per annum.
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
ARE THERE ANY EASEMENTS ON THE LAND	No
IS THE PROPERTY IN A FLOOD ZONE	Low flood zone

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	Benowa State School & Benowa State High School
RENTAL APPRAISAL	\$1,700 - \$1,900 per week
IS THERE A SECURITY SYSTEM	Yes
IS THERE A TERMITE BARRIER	No
WHAT IS THE CEILING HEIGHT?	5.3m raked ceiling in living room

## Works Completed/Additional Information

### Works Completed

- Solar system - 8 months
- Video intercom - 1 year
- Ducted air-conditioning - 6 months

### Additional Features

- Beautiful double entry doors
- grapevine on entry
- Custom garage door
- Front gate - French Antique
- Internal access from garage
- Polished travertine tile in ensuite
- Feature travertine tile in ensuite
- Under stair storage
- Skyline and canal views
- Private jetty and pontoon
- French Antique basin in lower level bathroom
- Plantation shutters
- Feature lighting throughout

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