

Frequently Asked Questions

239 Simpsons Road, Elanora

WHY ARE YOU SELLING	Downsizing
LAND SIZE	6467 m ²
PURCHASE PRICE FOR THE CURRENT OWNER	\$1,250,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	19 Mar 2012
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	?? (Spray down back)
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Gas
IS THERE SOLAR ENERGY	No
TYPE OF HOT WATER SYSTEM	Electric Hot Water System
LOCATION OF HOT WATER SYSTEM	Laundry (main) outside kitchen
IS THERE WATER STORAGE	No
AIR CONDITIONING	Upstairs bedroom
POOL - SALT WATER/MAGESIUM/CHLORINATED	Salt water
IS FRIDGE CAVITY PLUMBED FOR WATER	Yes
IS THERE INTERNET CONNECTION	Yes, NBN
WHAT IS THE CEILING HEIGHT?	(2.4 approx)
WHAT IS THE ZONING	Rural Residential
WHAT ARE THE COUNCIL & WATER RATES	\$4,258.36 per annum. Water Rates: \$1,195.52 per annum
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
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.

IS THE PROPERTY IN A FLOOD ZONE	No
SCHOOL CATCHMENT	Elanora State School and Elanora State High School
EXCLUSIONS	No
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	Yes

Works Completed/Additional Information

New ovens and hot plates - 1 year

New hot water system - approx. 2 years

Stand stone walls - 3 years

Pool filter - 2019

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