

Frequently Asked Questions

37 Meadowview Drive, Carrara

WHY ARE YOU SELLING	Relocating
LAND SIZE	610m2
YEAR BUILT	1990
HOW MANY UNITS ARE IN THE COMPLEX	41
WHEN DID THE SELLER PURCHASE THE PROPERTY	2016
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Induction
IS THERE SOLAR ENERGY	No
TYPE OF HOT WATER SYSTEM	Electric
LOCATION OF HOT WATER SYSTEM	Right side of property
IS THERE WATER STORAGE	1 x water tank
AIR CONDITIONING	Ducted - zoned & 3 x split systems
POOL - SALT WATER / MAGNESIUM / CHLORINATED	Saltwater
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	1m W x 1.8m H x 795cm D (please check measure yourself)
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.

WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,050.26 per annum. approx. Water Rates: \$2,270.68 per annum. approx.
WHAT ARE THE BODY CORPORATE RATES	\$53 per week approx. (10% pay on time discount available)
WHAT IS THE SINKING FUND BALANCE	\$177,854.96 as at 28 August 2024
ARE PETS ALLOWED IN THE COMPLEX	Upon Body Corporate Approval
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	No
IS THE PROPERTY IN A FLOOD ZONE	No
SCHOOL CATCHMENT	Prep to Yr 6: Merrimac State School Yr 7 to Yr 12: Merrimac State High School
RENTAL APPRAISAL	\$1,550 - \$1,650 per week
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	2 x outdoor ceiling fans
IS THERE A SECURITY SYSTEM	No (Security Estate)
IS THERE A TERMITE BARRIER	Not Known

Works Completed/Additional Information

Front gate electric motor - 2 months

Pool pump - 2024

Dishwasher - 2023

Brick fence (left side) - 2022

Air conditioner in media room - 2017

Electric hot water - 2022

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McGrath