

Frequently Asked Questions

34 Westminster Boulevard, Elanora

WHY ARE YOU SELLING	Downsizing
LAND SIZE	2,329 m ²
YEAR BUILT	Pre 1993
WHEN DID THE SELLER PURCHASE THE PROPERTY	29 July 2022
IS THE PROPERTY SEWERED OR SEPTIC	Biocycle
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Upstairs - Gas (bottled) Downstairs - Electric
IS THERE SOLAR ENERGY	Yes - 11.6 kw
TYPE OF HOT WATER SYSTEM	2x Gas Hot Water System
LOCATION OF HOT WATER SYSTEM	1x Front of the property 1x Right side of the property
IS THERE WATER STORAGE	No
AIR CONDITIONING	2x Split systems upstairs 1x Split systems downstairs
POOL - SALT WATER/MAGNESIUM/CHLORINATED	Saltwater
IS FRIDGE CAVITY PLUMBED FOR WATER	Upstairs - Yes Downstairs - No
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE ZONING	Rural residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,576.38 per annum. Water Rates: \$1,349.8 per annum.
HOW MUCH IS THE SHARED INSURANCE	\$410.56 per annum
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
ARE THERE ANY EASEMENTS ON THE LAND	No
SCHOOL CATCHMENT	Elanora State School - Prep to year 6 Elanora State High School - Year 7 to year 12

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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RENTAL APPRAISAL	\$1,750 - \$1,850 per week.
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No
IS THERE ANYTHING PROSPECTIVE PURCHASERS SHOULD KNOW	No

Additional Information and Recent Upgrades

New pool chlorinator
 New pool creepy crawly
 Fully Fenced yard
 Electric gate
 Solar electricity - 11.6 kw
 Electric blinds on deck
 Retractable insect screens on deck
 Built in wardrobe in master bedroom
 New air con downstairs and master
 New blinds and curtains throughout the house
 New light switches and plugs
 Modernised all downlights
 Installed outdoor lighting in back garden
 Replaced downstairs and upstairs bathroom windows
 Installed drip hoses to all hedges

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