

# Frequently Asked Questions

## 29 Capano Court, Elanora

WHY ARE YOU SELLING	Downsizing
LAND SIZE	1,193 m <sup>2</sup>
YEAR BUILT	2002
PURCHASE PRICE FOR THE CURRENT OWNER	\$268,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	8 May 2002
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	Electric Hot Water System
LOCATION OF HOT WATER SYSTEM	Behind granny flat
IS THERE WATER STORAGE	Yes
AIR CONDITIONING	No
POOL - SALT WATER/MAGENSIUM/CHLORINATED	Magnesium
IS FRIDGE CAVITY PLUMBED FOR WATER	No
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	- Council Rates: \$2,378 per annum. - Water Rates: \$1,836 per annum.
IS THE PROPERTY IN A FLOOD ZONE	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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INCLUSIONS	Built-in Barbecue, Bar and Fridge
EXCLUSIONS	N/A
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	Yes - disconnected
IS THERE A TERMITE BARRIER	Yes

## Works Completed/Additional Information

Kitchen - 5 years  
 Laundry - 12 months  
 Ensuite - 2 years  
 Main bathroom - 6 months  
 Granny flat - 2020

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