

# Frequently Asked Questions

## 1/9 Wuruma Court, Elanora

WHY ARE YOU SELLING	Relocating
LAND SIZE	183 sqm
YEAR BUILT	2000
PURCHASE PRICE FOR CURRENT OWNER	\$175,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	2000
IS THE PROPERTY TENANTED?	No
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
IS THERE SOLAR ENERGY	No
TYPE OF HOT WATER SYSTEM	EHWS 250L
LOCATION OF HOT WATER SYSTEM	In garage
IS THERE WATER STORAGE	2x tanks
AIR CONDITIONING	1x split system
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: \$2,016.72 per annum. Water Rates: \$1,056.80 per annum.
HOW MUCH IS THE SHARED INSURANCE	\$2,423.28 per annum. Each duplex pays \$1,211.69
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	Yes
IS THE PROPERTY IN A FLOOD ZONE	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.

SCHOOL CATCHMENT	Prep to Year 6: Elanora State School. Year 7 - Year 12: Elanora State High School
RENTAL APPRAISAL	\$850.00 - \$900.00 per week
INCLUSIONS	Tv downstairs, Chair lift & Clothes dryer
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	Clothes dryer
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	Unknown

## Works that have been completed

- Kitchen refresh - 6 years
- Roof restoration - 6 years
- External repaint - 6 years
- Carpet upstairs - 15 months

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