

Frequently Asked Questions

9 Rees Court Elanora QLD 4221

| | |
|---|---|
| WHY ARE YOU SELLING | Relocating |
| LAND SIZE | 570 sqm |
| YEAR BUILT | 2015 |
| PURCHASE PRICE FOR CURRENT OWNER | \$320,000 |
| WHEN DID THE SELLER PURCHASE THE PROPERTY | 2014 |
| IS THE PROPERTY TENANTED? | No |
| IS THE PROPERTY SEWERED OR SEPTIC | Sewered |
| IS THE COOKTOP GAS, ELECTRIC OR INDUCTION | Gas |
| IS THERE SOLAR ENERGY | No |
| TYPE OF HOT WATER SYSTEM | Gas |
| LOCATION OF HOT WATER SYSTEM | Back right side of property |
| IS THERE WATER STORAGE | No |
| AIR CONDITIONING | Yes |
| POOL - SALT WATER / MAGNESIUM / CHLORINATED | Magnesium |
| IS FRIDGE CAVITY PLUMBED FOR WATER | No |
| MEASUREMENT OF FRIDGE CAVITY | 1.1w x 690d (Please check measure yourself) |
| IS THERE INTERNET CONNECTION | NBN |
| WHAT IS THE ZONING | Medium Density Residential |
| WHAT ARE THE COUNCIL & WATER RATES | Council Rates: \$2,290.46 per annum. Water Rates: \$1,368.28 per annum. |
| IS THERE A BUILDING & PEST REPORT AVAILABLE | Yes |
| ARE THERE ANY EASEMENTS ON THE LAND | Yes |

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.

| | |
|--|---|
| RENTAL APPRAISAL | \$1,150-\$1,200 per week |
| IS THE PROPERTY IN A FLOOD ZONE | No |
| SCHOOL CATCHMENT | Prep to Yr6: Elanora State School Yr7 to Yr12: Elanora State High School |
| INCLUSIONS | Outdoor BBQ |
| IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK | No |
| IS THERE A SECURITY SYSTEM | Security cameras |
| IS THERE A TERMITE BARRIER | No |

Works Completed/Additional Information

Pool - 2020

Repaint internally - 2023

Repaint - externally - 2022

Roof pressure clean - 2023

S-fold curtains - 2022

Front wall - 2022

Garage door - 2021

A/C - 2020

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.

McGrath