

# Frequently Asked Questions

## 64 Forest Drive Elanora QLD 4221

WHY ARE YOU SELLING	Downsizing Investment Portfolio
LAND SIZE	1,006 m <sup>2</sup>
YEAR BUILT	2000
PURCHASE PRICE FOR THE CURRENT OWNER	\$1,160,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	25 June 2022
IS THE PROPERTY TENANTED?	Yes
WHEN DOES THE TENANTS LEASE EXPIRE	Periodic Lease
WHAT DO THE CURRENT TENANTS PAY FOR RENT	\$740.00 per week
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	Electric Hot Water System
LOCATION OF HOT WATER SYSTEM	Under the house
IS THERE WATER STORAGE	1x free falling water tank (no pump)
AIR CONDITIONING	Ducted A/C
POOL - SALT WATER/MANGNESIUM/CHLORINATED	Saltwater
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	940w x 1.7h
WHAT IS THE CEILING HEIGHT	2.4 m
WHAT IS THE ZONING	Rural Residential
WHAT ARE THE COUNCIL & WATER RATES	Water Rates: \$1,878.12 per annum.

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.

ARE THERE ANY EASEMENTS ON THE LAND	Yes
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
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	Some phone points, alarm system and TV points. Unsure if zoning or ducted A/C works.
IS THERE A SECURITY SYSTEM	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.*