

# Frequently Asked Questions

## 30 Ironbark Street, Elanora

WHY ARE YOU SELLING	Relocating
LAND SIZE	714 m <sup>2</sup>
PURCHASE PRICE FOR THE CURRENT OWNER	\$780,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	June 2020
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 - 34 panels, 13.26kw system with new electrical switchboard
TYPE OF HOT WATER SYSTEM	Electric Hot Water System 250L
LOCATION OF HOT WATER SYSTEM	In the garage
IS THERE WATER STORAGE	No
AIR CONDITIONING	2x split systems
POOL - SALT WATER/MAGNESIUM/CHLORINATED	Saltwater
IS FRIDGE CAVITY PLUMBED FOR WATER	No
MEASUREMENT OF FRIDGE CAVITY	1m wide x 1.7m high
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,550 per annum. Water Rates : \$2,425 per annum.
IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
IS THE PROPERTY IN A FLOOD ZONE	Yes
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.*

RENTAL APPRAISAL	\$1500 per week.
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	Outdoor security cameras

## Works Completed/Additional Information

Kitchen renovations - 6 years

Pool - 2022

Carpets - 2022

Blinds - 2022

Air conditioning - 2022

Fence - 2022

Solar - 2022

Driveway - 2022

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**McGrath**