

Frequently Asked Questions

49 Tipuana Drive, Elanora

WHY ARE YOU SELLING	Relocating
LAND SIZE	604m2
YEAR BUILT	2002
WHEN DID THE SELLER PURCHASE THE PROPERTY	August 2021
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	Electric Hot Water System
LOCATION OF HOT WATER SYSTEM	Right side of the property
IS THERE WATER STORAGE	No
AIR CONDITIONING	2 x Split systems
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY?	820W x 680D (Please check measure yourself)
IS THERE INTERNET CONNECTION?	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.

WHAT IS THE ZONING?	Low Density Residential
WHAT ARE THE COUNCIL AND WATER RATES?	Council Rates \$2162.04 pa & Water Rates \$1633.68 pa
IS THERE A BUILDING AND PEST REPORT AVAILABLE?	Yes
ARE THERE ANY EASEMENTS ON THE LAND?	No
IS THE PROPERTY IN A FLOOD ZONE?	No
SCHOOL CATCHMENT	Tallebudgera State School & Elanora State High School
RENTAL APPRAISAL	\$1,100.00 - \$1,200.00 per week
INCLUSIONS	Pergola
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK?	No
IS THERE A SECURITY SYSTEM	No

Works Completed

- Electric hot water system - 1 year
- Cooktop - 2 months
- Side pavers - 4 months
- Sandstone steps - 2 years
- Curtains - 3 years
- New shower heads - 3 years
- Spring on garage door - 1 year

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McGrath