

Frequently Asked Questions

6 Wyara Close Elanora

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| WHY ARE YOU SELLING | Relocating |
| LAND SIZE | 665 sqm |
| YEAR BUILT | 1998 |
| PURCHASE PRICE FOR CURRENT OWNER | \$490,000 |
| WHEN DID THE SELLER PURCHASE THE PROPERTY | 2012 |
| IS THE PROPERTY TENANTED? | No |
| IS THE PROPERTY SEWERED OR SEPTIC | Sewered |
| IS THE COOKTOP GAS, ELECTRIC OR INDUCTION | Induction |
| IS THERE SOLAR ENERGY | No |
| TYPE OF HOT WATER SYSTEM | EHWS |
| LOCATION OF HOT WATER SYSTEM | Left side of property |
| IS THERE WATER STORAGE | No |
| AIR CONDITIONING | 1x Split system |
| POOL - SALT WATER / MAGNESIUM / CHLORINATED | Magnesium pool |
| IS FRIDGE CAVITY PLUMBED FOR WATER | No |
| MEASUREMENT OF FRIDGE CAVITY | 870w x 1.8h x 700d (Please check measure yourself) |
| IS THERE INTERNET CONNECTION | NBN |
| WHAT IS THE ZONING | Low Density Residential |
| 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.

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| SCHOOL CATCHMENT | Prep to Year 6: Elanora State School. Year 7 - Year 12: Elanora State High School |
| INCLUSIONS | External pots + dyer |
| EXCLUSIONS | Security cameras |
| IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK | Range hood |
| IS THERE A SECURITY SYSTEM | No |
| IS THERE A TERMITE BARRIER | Yes |

Works Completed/Additional Information

Garage door - 18 months
 Roof restoration - 3 years
 Driveway - This month
 Internal repaint (Not ceiling) - 2023
 Pool & Deck - 3 years
 Landscaping - 4 years
 Retaining - 4 years
 Side & Rear - Oncreate - 3 years
 Bamboo flooring - 8 years
 Curtain's and blinds - 2023
 Both bathrooms + laundry - 6 years
 Security door front & rear - 2023
 Oven + cooktop - 18 months
 Dishwasher - 3 years
 New side wooden fence - 2 years
 LED lights - 2 years

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