

Frequently Asked Questions

63 Simpsons Road, Elanora

WHY ARE YOU SELLING	Downsizing
LAND SIZE	1625 m ²
YEAR BUILT	2002
PURCHASE PRICE FOR THE CURRENT OWNER	\$1,220,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	15 Aug 2023
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	External back of house
IS THERE WATER STORAGE	No
AIR CONDITIONING	5x units
IS FRIDGE CAVITY PLUMBED FOR WATER	No
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE ZONING	Rural Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$2,323 pa. Water Rates: \$1,161 pa.
IS THERE A BUILDING & PEST REPORT AVAILABLE	No
ARE THERE ANY EASEMENTS ON THE LAND	Yes
SCHOOL CATCHMENT	Elanora State High School and Elanora State School
RENTAL APPRAISAL	\$1,300 per week.

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.

IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	Yes, may not work (never used)
IS THERE A TERMITE BARRIER	Yes

Works Completed/Additional Information

Internal repaint - 2 years

External lights - 18 months

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