

Frequently Asked Questions

7/37 Murtha Drive, Elanora

WHY ARE YOU SELLING	Relocating
LAND SIZE	783 sqm
YEAR BUILT	1990
HOW MANY HOUSES ARE IN THE COMPLEX	28
WHEN DID THE SELLER PURCHASE THE PROPERTY	09 Nov 1985
IS THE PROPERTY TENANTED?	Owner Occupied
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	Solar Hot Water
LOCATION OF HOT WATER SYSTEM	On roof
IS THERE WATER STORAGE	No
AIR CONDITIONING	No
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	910w x 1.79h
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE ZONING	Low Density Residential
WHAT ARE THE COUNCIL & WATER RATES	Council Rates: \$1,658.06 pa. Water Rates: \$1,438.12 pa.
WHAT ARE THE BODY CORPORATE RATES	\$38.07 per week
WHAT IS THE SINKING FUND BALANCE	\$47,386.17 as at 28 January 2025

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.

McGrath

IS THERE A BUILDING & PEST REPORT AVAILABLE	Yes
ARE THERE ANY EASEMENTS ON THE LAND	No
SCHOOL CATCHMENT	Elanora State School and Elanora State High School
RENTAL APPRAISAL	\$1500 per week
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
IS THERE A SECURITY SYSTEM	No
IS THERE A TERMITE BARRIER	No

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