

# Frequently Asked Questions

## 102/43 Murtha Drive Elanora QLD 4221

WHY ARE YOU SELLING	Downsizing Investment Portfolio
LAND SIZE	88 m <sup>2</sup>
YEAR BUILT	1990
HOW MANY UNITS ARE IN THE COMPLEX	96
PURCHASE PRICE FOR THE CURRENT OWNER	\$770,000
WHEN DID THE SELLER PURCHASE THE PROPERTY	5 May 2022
IS THE PROPERTY TENANTED?	Yes
WHEN DOES THE TENANTS LEASE EXPIRE	26 November 2025
WHAT DO THE CURRENT TENANTS PAY FOR RENT	\$940.00 per week.
IS THE PROPERTY SEWERED OR SEPTIC	Sewered
IS THE COOKTOP GAS, ELECTRIC OR INDUCTION	Electric
IS THERE SOLAR ENERGY	Yes
TYPE OF HOT WATER SYSTEM	Electric Hot Water System
LOCATION OF HOT WATER SYSTEM	In garage
IS THERE WATER STORAGE	No
AIR CONDITIONING	3x split systems
IS FRIDGE CAVITY PLUMBED FOR WATER	Not plumbed
MEASUREMENT OF FRIDGE CAVITY	850w x 1.8h
IS THERE INTERNET CONNECTION	NBN
WHAT IS THE CEILING HEIGHT	2.4 m
WHAT IS THE ZONING	Medium Density Residential

*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**

WHAT ARE THE COUNCIL AND WATER RATES	Council Rates: \$2341.38 per annum. Water Rates: \$1,533.24 per annum.
WHAT ARE THE BODY CORPORATE RATES	\$37.88 per week.
WHAT IS THE SINKING FUND BALANCE	\$295,329.13 AS AT 23 JUNE 2025
ARE PETS ALLOWED IN THE COMPLEX	Upon Body Corporate approval
ARE THERE ANY EASEMENTS ON THE LAND	No
IS THE PROPERTY IN A FLOOD ZONE	No
SCHOOL CATCHMENT	Elanora State School - Prep to year 6 Elanora State High School - Year 7 to year 12
RENTAL APPRAISAL	\$940.00 per week.
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	Couldn't test 2x bedroom A/C units.
IS THERE A SECURITY SYSTEM	No

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