



2 Frost Close, Edmonton

Property Information

Daniel Roser
0423 647 751

Zoning: Residential

Year Built: 1994

Easements: Yes - Refer to page 9 of Form 2

Current Owner Since: 2020

Reason for Sale: Portfolio Realignment

Occupancy: Lease Expiry September 2026

Rental Estimate: \$650/per week

Council Rates: \$1633.45/half year

Water Rates: \$370.26/annually

Construction Type: Masonry Block

Roof Type and Age: Original

Hot Water System type: Electric

Oven & Cooktop Type: Electric

NBN: Connected – FTTP

Smoke Alarm Compliance: Compliant

Building Approvals for Additions: N/A

Storm Surge Zone: White

Renovations & Upgrades: Roof re-screwed (May 2026)

School Catchment -

Primary: Hambledon State School

Secondary: Bentley Park College