

FREQUENTLY ASKED QUESTIONS

55 Koellner Road, Cumbalum

4 bedrooms | 2 bathrooms | 6 cars

Price Guide	\$2,300,000 – \$2,500,000
Land size	3.69 acres/1.495 ha
Type and size of complex?	Free standing home
Age of Property?	Approx. 35 years
Builder?	Geoff Wiseman
Is the property Owner Occupied/Tenanted?	Owner Occupied
Why are the Owners Selling?	Downsizing
What is the rental estimate?	\$1,300 – \$1,400 per week
Is there broadband or internet connection?	NBN (Fixed Wireless)
Gas, electric or induction oven/cooktop?	Induction Cooktop, Electric Oven
Is there a dishwasher?	Yes
Is the building pet friendly?	Yes
Is there solar energy?	Yes, 13kW system
Where is the hot water system located? Type?	Electric, Store Room
Automatic garage doors?	Yes
Is there any additional storage?	Garden Shed, Store Room, Shed
Is there water storage?	1 x tank, bore water in frontyard
Is there air conditioning?	No
Are there ceiling fans?	Yes, throughout
What is the aspect of the property?	North Facing facade
What are the Council Rates?	\$2,178 pa
Additional Features?	- Shed Built 2023
	- Built in Vacuum System
	- 9ft ceilings
	- 15m pool and firepit
	- Paddocks for horses

AGENTS

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* Rental estimate is prepared on comparable rental data. We reserve the right to review this figure.