

# Property Address

## Frequently Asked Questions

|                                                     |                                                                                                                                           |
|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Auction Date                                        | Saturday 15 <sup>th</sup> August 9am on-site                                                                                              |
| Price guide?                                        | Auction Guide \$1,500,000 - \$1,650,000                                                                                                   |
| Features ?                                          | 3 Bedrooms   2 Bathrooms   2 Cars                                                                                                         |
| Land Size?                                          | 878sqm                                                                                                                                    |
| Type and size of complex?                           | House                                                                                                                                     |
| When was the property built? Renovations?           | 1979 approx                                                                                                                               |
| What is the zoning?                                 | R2 Low density residential                                                                                                                |
| Is the property vacant, owner occupied or tenanted? | Vacant                                                                                                                                    |
| Why are the owners selling?                         | Estate Sale                                                                                                                               |
| Rental Estimate?                                    | \$850 - \$900 per week                                                                                                                    |
| Is the building pet friendly?                       | Yes                                                                                                                                       |
| What is the internet connection?                    | NBN FTTC (FTTP Upgrade Available)                                                                                                         |
| Gas, electric or induction cooktop/oven?            | Electric both                                                                                                                             |
| Is there a dishwasher?                              | Yes - LG                                                                                                                                  |
| Is there solar energy?                              | Yes - 20 Panels                                                                                                                           |
| Type of hot water system and location?              | Electric - In laundry                                                                                                                     |
| Automatic garage doors?                             | Yes                                                                                                                                       |
| Is there additional storage?                        | Garden Shed                                                                                                                               |
| Is there water storage?                             | No                                                                                                                                        |
| Is there air conditioning?                          | Yes - Dining/kitchen & main bedroom                                                                                                       |
| Are there ceiling fans?                             | Yes - throughout                                                                                                                          |
| What is the aspect of the property?                 | Facade - East                                                                                                                             |
| What are the council rates?                         | \$3,833pa                                                                                                                                 |
| Additional features?                                | - 500m to the beach<br>- Close to cafes, restaurants<br>- Easy access to coastal walk/cycle tracks along the beach and connecting to town |

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