

# FREQUENTLY ASKED QUESTIONS

## 212 Moylans Lane, Empire Vale

4 bedrooms | 2 bathroom | 4 car

Auction Date	Tuesday 10th September 4.30pm on-site
Price Guide	\$780,000 - \$850,000
Land size	1,307 sqm
Type and size of complex?	Single Level House with 2 x steel sheds
Age of Property?	TBC
Is the property Owner Occupied/Tenanted?	Owner Occupied
Why are the Owners Selling?	Downsizing
Is there broadband or internet connection?	NBN - Fixed Wireless
Gas, electric or induction oven/cooktop?	4 Burner Gas cooktop with wall mounted Westinghouse electric Oven & Grill
Is there a dishwasher?	Yes
Is there solar energy?	Yes - 20 panels (2 x arrays of 10) with 5kw Inverter
Where is the hot water system located? Type?	Everlast Solar boosted Electric Hot Water Tank
Automatic garage doors?	Yes
Is there any additional storage?	Yes - Mezzanine level in Shed, adjoining Shed + Pool shed
Is there water storage?	Yes - 2 x 7500 ltr round tanks + additional 2 x Slimline tanks off shed (approx. 8000ltrs combined)
Is there air conditioning?	Yes - 3 x Fujitsu split system Living Room, Bedroom 1 + Pantry
Are there ceiling fans?	Yes - Living room and bedrooms
What is the aspect of the property?	North Facing
What are the Council Rates?	\$1,473pa
Additional Features?	- Slow combustion fire place - Large industrial shed with motor vehicle hoist & mezzanine level - Connection to house mains for generator

### AGENTS

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# McGrath

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