

# Address: 37 Rous Road, Lynwood

## Frequently Asked Questions

|   |   |
|---|---|
| Price guide?  | Contact Agent   |
| Features?   | 2 bed   1 bath   2 car  |
| What is the land size?                              | 2.02Ha  |
| When was the property purchased?                    | 2019  |
| When was the property built?                        | 1987  |
| Is the property vacant, owner occupied or tenanted? | Owner Occupied  |
| What is the zoning?                                 | Scenic Protection   |
| Is there solar energy?                              | NA  |
| What is the aspect of the property?                 | North Facing  |
| Is the property sewerred or septic?                 | Septic  |
| Is there air conditioning and/or ceiling fans?      | Yes, Both   |
| Gas, electric or induction oven/cooktop?            | Electric  |
| Are there any easements on the land?                | As per contract   |
| Is there potential for a second dwelling?           | STCA  |
| Council Rates?                                      | \$640 per quarter   |
| Other Features                                      | <ul style="list-style-type: none"><li>• Seven professionally fenced areas ideal for livestock or hobby farming</li><li>• Equipped with a dedicated horse arena, stables, and a secure tack room</li><li>• North-facing brick courtyard and a Northeast veranda for year-round enjoyment</li></ul> |