

**Address:**

**Frequently Asked Questions**

Price guide? Contact agent

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Features? 4 Bed 3 Bath 1 Car

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What is the land size? 814m<sup>2</sup>

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When was the property built? age of renovations? 2022

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Who is the builder?

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When was the property purchased? 2020

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What is the zoning?

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Why is the vendor selling? Upsizing

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Is the property vacant, owner occupied or tenanted? Owner

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What is the aspect of the property? North

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Rental Estimate? \$850 pw

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What are the council Rates? \$726 pa \$4800 pa Insurance incl flood

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What are the water rates?

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What are the strata levies? N/A

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Is the property sewered or septic? ~~sewered~~ sewer

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Town water or rainwater? town

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What type of pool is it? N/A lounge + master

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Is there air conditioning and/or ceiling fans? Ceiling fans, aircon in ~~master~~

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Type of internet connection? NBN fibre

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Is there solar energy?

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Gas, electric or induction oven/cooktop? induction, oven

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Is there a security system? NO

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Type of hot water system and location? Everhot, electric 250, outside

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Are there any easements on the land? Refer to contract (new)

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Is there potential for a second dwelling? STCA

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Who is the strata manager? N/A

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How many properties are in the complex? N/A

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Are pets allowed in the complex? N/A - pet friendly property - completely fenced

→ studio has sep system (gas + ele) ~~in~~ Kinnair B16 hot water system