

# 9 Acreage Street, Cumbalum

## Frequently Asked Questions

Property Layout?	5 bed   3 bath   2 car
Sale / Auction details?	For Sale - Private Treaty
Price guide?	\$1,325,000 - \$1,425,000
Total sqm?	494.4 sqm
Property & complex description?	3 bedroom house and 2 bedroom studio
Age of property?	Built 2024
Reason for selling?	Selling investment
How long have the current owners lived there for?	N/A
Is the property vacant, owner occupied or tenanted?	Tenanted
What is the rental estimate?	House currently \$750 p/w & Studio currently \$540 p/w = total \$1,290 p/w
Lease end date?	House 11 <sup>th</sup> May 2026 & Studio 3 <sup>rd</sup> May 2026
Cooktop / oven type?	Gas cook top and electric oven
Automatic garage doors?	Yes
Is there a security system?	No
Is there air conditioning?	Yes
Is there water storage?	No
Is there solar energy?	No
NBN connection?	In area
Additional storage?	No
Type of hot water system?	Gas
Pool?	No
Property aspect?	North West to Rear
Age of improvements/renovations?	N/A
Is the building pet friendly?	Yes
What are the council rates?	\$4,929.65 p/a
UCV?	\$581,000
Builder?	MP Build