

# 1 Main Street, Clunes

## Frequently Asked Questions

|   |                             |
|---|-----------------------------|
| What is the price guide?                    | Speak to Agent              |
| What is the land size?                      | 1,111sqm                    |
| When was the property built?                | 1950                        |
| When was the property purchased?            | 2009                        |
| What is the zoning?                         | RU5 - Village               |
| Is the property owner occupied or tenanted? | Owner Occupied              |
| What is the aspect of the property?         | Back Deck North West        |
| What are the Council rates?                 | \$3,113.59                  |
| Is the property sewerred or septic?         | Septic                      |
| Is the property on town or tank water?      | Town Water                  |
| Is there solar energy?                      | Yes                         |
| Is there air conditioning?                  | Yes                         |
| Is the stove electric or gas?               | Electric                    |
| Are there any easements on the land?        | As per the Contract of Sale |
| Is there potential for a second dwelling?   | STCA                        |

### What you will love about the home:

- Location to Clunes Village
- Seperate living space downstairs
- Lush leafy outlook
- Large Double Bay Shed