

FREQUENTLY ASKED QUESTIONS

2/30A Smiths Lane, Wollongbar

4 bedrooms | 2 bathroom | 2 car

Price Guide	\$850,000 – \$900,000
Land size	745sqm
Type and size of complex?	Freestanding strata titled house
Builder?	Integrity Homes
Age of Property?	Built 2009 approx
Is the property Owner Occupied/Tenanted?	Tenanted
Why are the Owners Selling?	Selling Investment
What is the rental estimate?	Currently rented for \$740 per week
Lease End Date?	26/11/26
What is the internet connection?	NBN FTTN (FTTP Upgrade available)
Gas, electric or induction oven/cooktop?	Electric both – Miele
Is there a dishwasher?	Yes
Is the building pet friendly?	Yes
Is there solar energy?	Yes – 16 panels
Where is the hot water system located? Type?	Electric – Outside southern wall
Automatic garage doors?	Yes
Is there any additional storage?	No
Is there water storage?	Yes – 5,000L reticulated tank
Is there air conditioning?	Yes – Ducted
Are there ceiling fans?	Yes – All bedrooms
What is the aspect of the property?	Facade – North Living spaces – North east
What are the Council Rates?	\$2,798pa
Strata Levies/managed by?	Total Insurance policy \$2,950pa 50% share of policy
Additional Features?	- Screened patio with louvered doors - Large side/rear yards

AGENTS

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