

# FREQUENTLY ASKED QUESTIONS

## 3 Scotia Avenue, Cumbalum

4 bedrooms | 2 bathroom | 2 car

Price Guide	Contact Agent
Land size	726sqm
Type and size of complex?	House
Age of Property?	Built – 2010 approx
Builder?	Dixon Homes
Is the property Owner Occupied/Tenanted?	Owner Occupied
Why are the Owners Selling?	Relocating
What is the rental estimate?	\$900 – \$950 per week
What is the internet connection?	NBN FTTP Available
Gas, electric or induction oven/cooktop?	Electric Both
Is there a dishwasher?	Yes
Is the building pet friendly?	Yes
Is there solar energy?	Yes – 8 panels
Where is the hot water system located? Type?	Electric – Outside laundry
Automatic garage doors?	Yes
Is there any additional storage?	Garden Shed
Is there water storage?	No – reticulated water to estate
Is there air conditioning?	Yes – Dining/Living room
Are there ceiling fans?	Yes – throughout
What is the aspect of the property?	Living Spaces/Outdoor Area – North East
What are the Council Rates?	\$3,199pa
Additional Features?	- Swimming pool - Firepit area

### AGENTS

Nathan Mills 0421 427 692  
nathanmills@mcgrath.com.au

Ben Gatwood 0478 649 228  
bengatwood@mcgrath.com.au

# McGrath | Team Mills

Whilst all details in this information sheet have been carefully prepared and are believed to be correct, no warranty can be given either expressly or implied by the vendors or their agents. Intending users must rely on their own enquiries.

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