

# FREQUENTLY ASKED QUESTIONS

9A Darcey Avenue, Cumbalum

4 bedrooms | 2 bathrooms | 2 cars

Price Guide	\$800,000 – \$880,000
Land size	357sqm
Type and size of complex?	House
Age of Property?	Build finished April 2024
Is the property Owner Occupied/Tenanted?	Owner Occupied
Why are the Owners Selling?	Relocating
What is the rental estimate?	\$800 – \$850 per week
Is there broadband or internet connection?	NBN FTTP
Gas, electric or induction oven/cooktop?	Electric both
Is there a dishwasher?	Yes
Is the building pet friendly?	Yes
Is there solar energy?	Yes – KW TBC
Where is the hot water system located? Type?	Gas Instant – Outside Laundry
Automatic garage doors?	Yes
Is there water storage?	No
Is there air conditioning?	Yes – Living and Media/Bed 4
Are there ceiling fans?	Yes – Main Bedroom and Bedroom 2
What is the aspect of the property?	Facade – South East Living Spaces – North East
What are the Council Rates?	\$2,900pa approx
Strata Levies/managed by?	NA
Additional Features?	<ul style="list-style-type: none"><li>- Dual Water Supply</li><li>- Downstairs Powder Room</li><li>- High Ceilings</li><li>- Fire Pit Area</li></ul>

## AGENTS

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# McGrath

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