McGrath
x Team Johnston

Bill Johnston: 0422 820 048
billjohnston@mcgrath.com.au

Lily Hewitt: 0429 153 181
lilyhewitt@mcgrath.com.au

# PROPERTY INFORMATION & FREQUENTLY ASKED QUESTIONS

Property Address: 1047 Teven Road, Tuckombil

4 beds 2 baths 5 cars

| | |
|---|---|
| Price guide: | Contact Agent |
| Land size: | 12 acres |
| Year built: | 2010 |
| Type of property? | Two Level house, ideal hobby farm |
| Reason for selling? | Relocating |
| Is the property owner-occupied/tenanted? | Owner Occupied |
| What is the rental estimate? | $650 - $700 per week |
| Is there broadband or internet connection? | Yes, NBN |
| Gas, electric or induction oven/cooktop? | Smeg gas oven |
| Is the building pet friendly? | Yes, house yard fenced + 3 fenced paddocks<br>Currently running 20 head of cattle |
| Is there solar energy? | Solar Hot Water |
| Automatic garage doors? | No, Double carport |
| Is there air conditioning? | No |
| Is there water storage? | Yes, 1 x 5000 gal tank attached to house<br>Two (2) also attached to the shed<br><br>Have the availability to pump from Tuckombil dam<br>Costs: $1000 for a 5 years for license up to 26 megalitres |
| Flooring: | Concrete slab with Epoxy coating |
| Septic? | Onsite septic |
| Is there heating? | No |
| Is there additional storage? | Yes, 3 bay machinery shed |
| What are the council rates p/a? | $1,896.31 pa |

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.

McGrath
x Team Johnston

Bill Johnston: 0422 820 048
billjohnston@mcgrath.com.au

Lily Hewitt: 0429 153 181
lilyhewitt@mcgrath.com.au

# NOTES

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.