

FREQUENTLY ASKED QUESTIONS

23 Calnan Crescent, Cumbalum

5 bedrooms | 2 bathroom | 2 car

Price Guide	\$1,200,000 – \$1,300,000
Land size	800sqm
Type and size of complex?	House
Age of Property?	2019 Built
Builder?	Perry Homes
Is the property Owner Occupied/Tenanted?	Vacant
Why are the Owners Selling?	Relocating
What is the rental estimate?	\$800 – \$850 per week
What is the internet connection?	NBN FTTP Available
Gas, electric or induction oven/cooktop?	Gas Cooktop, Electric Oven
Is there a dishwasher?	Yes – Smeg
Is the building pet friendly?	Yes
Is there solar energy?	Yes – 14KW + 9.6KW Battery
Where is the hot water system located? Type?	Gas HW – Garage Wall
Automatic garage doors?	Yes
Is there any additional storage?	Garden Shed
Is there water storage?	No
Is there air conditioning?	Yes – 14KW ducted system
Are there ceiling fans?	Yes throughout
What is the aspect of the property?	Facade – North
What are the Council Rates?	\$3,071pa
Additional Features?	- Butlers pantry - Side access

AGENTS

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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.