

45 Connor Road, Tregeagle

Frequently Asked Questions

What is the price guide?	Expressions of interest close 18 th November
What is the land size?	34 ha (84 acres)
When was the property built?	circa 1980's
When was the property purchased?	circa 1980's
What is the zoning?	RU1 Primary Production
Is the property owner occupied or tenanted?	vacant
Rental estimate?	\$750 - \$800 pw
Is the property sewerred or septic?	Septic
What are the council/water rates?	approx \$1508 pa
Is there air conditioning?	yes
Is the stove electric or gas?	electric
Is there a dishwasher?	yes
Is there solar energy?	solar hot water
Are there any easements on the land?	refer to contract
Is there water storage?	50,000L concrete water tank, 2 x 20,000L water tanks at shed, gravity fed to fill water troughs plus 20,000L water tank located up the hill that is used for spraying etc

Spring fed dam
 Gully fed dam
 Dam on other side of property with irrigation licence of 80 mega litres
 Septic was pumped out 3 years ago

McGrath

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We believe the information contained in this brochure is accurate; however, all figures are subject to change and interested parties should rely upon their own enquiries. No warranty or representation is given, either expressly or implied, by the vendor or the vendor's agents. Rental estimates are provided as a guide only based on comparable rental data. We reserve the right to review this figure.