

FREQUENTLY ASKED QUESTIONS

54 River Drive, Empire Vale

3 bedrooms | 1 bathroom | 2 car

Price Guide	\$675,000 – \$725,000
Land size	1,789sqm
Type and size of complex?	House
Age of Property?	Built 1941 approx
Is the property Owner Occupied/Tenanted?	Owner Occupied
Why are the Owners Selling?	Relocating
What is the rental estimate?	\$780 – \$820 per week
Is there broadband or internet connection?	StarLink
Gas, electric or induction oven/cooktop?	Electric Oven / Gas Cooktop
Is there a dishwasher?	Yes
Is the building pet friendly?	Yes
Is there solar energy?	Yes – 11.4KW – 10KW Invert + 9.6KW Battery
Where is the hot water system located? Type?	Solar Hot Water with off peak backup
Automatic garage doors?	NA
Is there any additional storage?	Shed
Is there water storage?	Yes – 2 x 8,000L, 22,000L
Is there air conditioning?	Yes – All Bedrooms and Living Room
Are there ceiling fans?	Yes – throughout
What is the aspect of the property?	Facade – North
What are the Council Rates?	\$2,833pa
Additional Features?	<ul style="list-style-type: none">- Hardwood timber floors- 2022 – New Kitchen & Bathroom Vanity- 2025 – New Colorbond roof with insulation

AGENTS

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