

# FREQUENTLY ASKED QUESTIONS

## 321 FERNLEIGH ROAD, FERNLEIGH

3 bedrooms | 2 bathroom | 3 car

Price Guide	Contact Agent
Land size	9.39 acres (3.79 ha)
Age of Property?	Early 1970's
Is the property Owner Occupied/Tenanted?	Owner Occupied
Why are the Owners Selling?	Downsizing
What is the rental estimate?	\$750 - \$800 per week
What is the internet connection?	NBN Available (Wireless)
Gas, electric or induction oven/cooktop?	Miele Appliances Electric ovens, gas cooktop
Is there a dishwasher?	Yes, Miele
Is the building pet friendly?	Yes
Is there solar energy?	No
Where is the hot water system located? Type?	Electric, outdoor
Automatic garage doors?	Yes
Is there any additional storage?	Yes 2 x sheds: 3.1m x 6.2m and 3.8m x 7.2m - 3 x 22,000 Litre tanks for domestic use
Is there water storage?	- 1 x 22,000 Litre tank for garden use - spring fed dam
Is there air conditioning?	Yes, Panasonic
Are there ceiling fans?	Yes, throughout
What is the aspect of the property?	East, views to Mountains and Lennox Head;
What are the Council Rates?	\$2,180 per annum
Additional Features?	- Kitchen appliances include Steam Oven, 90cm Oven, 60cm Oven, Microwave, Coffee Machine and Ilve fan exhaust - Septic tank located in rear yard - Wide variety of fruit & pecan trees - New roof with insulation in 2023 - Windows and doors replaced

### AGENTS

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# McGrath | Team Mills

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.