

# FREQUENTLY ASKED QUESTIONS

## 59 Pacific Heights Drive, Cumbalum

5 bedrooms | 2 bathroom | 2 car

Price Guide	\$1,850,000 – \$2,000,000
Land size	1,234 ha
Type and size of complex?	Free Standing Home
Age of Property?	Built 1994
Is the property Owner Occupied/Tenanted?	Owner Occupied
Why are the Owners Selling?	Downsizing
What is the rental estimate?	\$1,000 – \$1,100 pw
Is there broadband or internet connection?	NBN (Wireless)
Gas, electric or induction oven/cooktop?	ILVE Gas Stovetop Cooking, Electric Oven
Is there a dishwasher?	Yes, Bosch
Is the building pet friendly?	Yes
Is there solar energy?	Yes, 3kW Solar
Where is the hot water system located? Type?	Electric, outside
Automatic garage doors?	Yes
Is there any additional storage?	Yes, in the garage
Is there water storage?	2 tanks auto equalizer, total 100,000 litres
Septic System?	Yes, regularly inspected
Is there air conditioning?	Yes, Ducted Heating/Cooling throughout
Are there ceiling fans?	Yes, bedrooms
What is the aspect of the property?	North Facing front yard
What are the Council Rates?	\$2,297 pa
Additional Features?	Please turn over page

### 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.

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18m salt water pool and cabana  
Vegetable Patch, various fruit trees  
Bore water and numerous taps  
Central Inbuilt Vacuum System  
Dam on the boundary with the  
neighbour  
alarm system  
5.5kW Generator powers 2 x fridges,  
lights and water pump  
School bus to the door

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