

FREQUENTLY ASKED QUESTIONS

406 River Drive, Empire Vale

3 bedrooms | 2 bathroom | 2 car

Price Guide	\$850,000 – \$920,000
Land size	1,496sqm
Type and size of complex?	House
Age of Property?	Original dwelling – early 70s approx Renovated 2025
Is the property Owner Occupied/Tenanted?	Owner Occupied
Why are the Owners Selling?	Selling Investment
What is the rental estimate?	\$780 – \$820 per week
Is there broadband or internet connection?	NBN Wireless
Gas, electric or induction oven/cooktop?	Electric both
Is there a dishwasher?	Yes – Integrated Ariston
Is the building pet friendly?	Yes
Is there solar energy?	No
Hot water system type?	Gas
Automatic garage doors?	Yes – 1 automatic, 1 manual
Is there any additional storage?	Tank/Shed Bedrooms Under Stairs
Is there water storage?	Yes – 2 x 20,000L tanks
Is there air conditioning?	Yes – Living
Are there ceiling fans?	Yes – Main bedroom
What is the aspect of the property?	Facade – North West
What are the Council Rates?	\$1,610pa
Additional Features?	– Bi-fold servery window in kitchen – Fire Pit Area

AGENTS

Nathan Mills 0421 427 692
nathanmills@mcgrath.com.au

Ben Gatwood 0478 649 228
bengatwood@mcgrath.com.au

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.