

FREQUENTLY ASKED QUESTIONS

225 Hutley Drive, Lennox Head

5 bedrooms | 3 bathroom | 3 car

Auction Details	Tuesday 6th May 5.00pm on-site
Price Guide	Contact agent
Land size	795sqm
Type and size of complex?	House + Studio
Age of Property?	Built 2022
Builder?	Maken Constructions
Is the property Owner Occupied/Tenanted?	Owner Occupied
Why are the Owners Selling?	Relocating
What is the rental estimate?	House - \$1,050 - \$1,150 per week Studio - \$550 - \$600 per week
Is there broadband or internet connection?	NBN FTTP
Gas, electric or induction oven/cooktop?	900mm Gas Cooktop/Electric Oven in both House & Studio
Is there a dishwasher?	House - SMEG Integrated Studio - Asko
Is the building pet friendly?	Yes
Is there solar energy?	10.8KW with 8KW Inverter + 13.8KW Tesla Battery
Where is the hot water system located? Type?	Separate Gas Systems - House & Studio
Automatic garage doors?	Yes
Is there any additional storage?	Yes - Under Stairs & Under House
Is there water storage?	Yes - 10,000L reticulated tank
Is there air conditioning?	House - Ducted throughout Studio - Dining & Bedroom
Are there ceiling fans?	Yes - All bedrooms
What is the aspect of the property?	Facade - North West
What are the Council Rates?	\$3,205pa

Additional Features? Please see over page Additional Features

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.

Additional Features

- ABI Tapware
 - Jatana Clay floor tiles in bathrooms
 - Oak engineered flooring
 - Microcement kitchen benchtops
 - Butlers Pantry
 - Separate Powder Room
 - Study Desk off Main Bedroom
 - Veggie Patch
 - High Ceilings throughout
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