

Address: 16 Rainforest Drive, Eltham

Frequently Asked Questions

Price guide?	Contact Agent
Features?	4 bed 2 bath 2 carport
What is the land size?	2,589 sqm
When was the property built? age of renovations?	2004
When was the property purchased?	2002
Who is the builder?	Richie Clark
What is the zoning?	Large Lot Residential
Why is the vendor selling?	Relocating
Is the property vacant, owner occupied or tenanted?	Owner Occupied
What is the aspect of the property?	North East
Rental Estimate?	\$950 - \$1050 per week
What are the council Rates?	Approx. \$822.77 per annum
Is the property sewerred or septic?	Septic
Town water or rainwater?	Rainwater - tanks 2 x 5,000 gallon tanks
What type of pool is it?	Inground - 10x4m Pebble Crete pool 10m, 2m depth at deep end, salt water chlorine New lights in pool
Is there air conditioning and/or ceiling fans?	3 air conditioning units 6 ceiling fans
Type of internet connection?	Broadband
Is there solar energy?	Only solar hot water
Gas, electric or induction oven/cooktop?	Gas cooking
Is there a security system?	No
Type of hot water system and location?	Solar hot water
Are there any easements on the land?	As per the contract of sale
Is there potential for a second dwelling?	Subject to Council approval
Are pets allowed?	Yes
Other:	Community land - limited use. The adjoining neighbours have access & #11 maintains the space. Picnic and activity use only no vehicles no motor bikes, donkeys allowed.

McGrath

Bill Johnston
0422 820 048

Ashley Goeldner
0400 247 801

We believe the information contained in this brochure is accurate; however, all figures are subject to change and interested parties should rely upon their own enquiries. No warranty or representation is given, either expressly or implied, by the vendor or the vendor's agents. Rental estimates are provided as a guide only based on comparable rental data. We reserve the right to review this figure.