

# 10 Killen Falls Drive, Tintenbar

## Frequently Asked Questions

Property Type?	Acreage
Features?	5 beds   4 baths   10 cars
What is the land size?	32,000sqm, Approx. 7.9 acres
Internal & external size?	276sqm internal   366sqm external
When was the property built? age of renovations?	Last renovated 2025
What is the zoning?	Rural
What are the Council Rates?	\$2,104 pa
Is the property vacant, owner occupied or tenanted?	Owner occupied
Is the property sewerred or septic?	Septic
Town water or rainwater?	Rainwater
Water Licence?	Yes, 20 meg
Rental Estimate?	Main House: \$1,800pw - Cabin: \$400pw
What is the aspect of the property?	North Facing
Is there air conditioning and/or ceiling fans?	Ducted Air Conditioning & Gas Fireplace
Gas, electric or induction oven/cooktop?	Gas Stove & Induction (4 plates)
Type of hot water system?	Instantaneous Gas Hot Water
Automatic garage doors?	Yes
Is there solar?	14kW Solar with battery-ready inverter
Pool? Type? Size & depth?	Saltwater Pool, 17 metres
Is there a security system?	Security Cameras Installed
Secondary dwelling?	Cabin
Type of internet connection?	NBN, Fixed Wireless
Why are the owners selling?	Downsizing
When was the Property purchased?	May 2021