

# 10 Killen Falls Drive, Tintenbar

## Frequently Asked Questions

What is the price guide?	\$5,000,000 - \$5,500,000
Bed   Bath   Car	5 Bed   4 Bath   10 Car
Method of sale	Private Treaty
What is the land size?	32,000m <sup>2</sup>
What is the internal and external size?	276m <sup>2</sup> internal   366m <sup>2</sup> external
Why are the owners selling?	Downsizing
Is the furniture included?	No
When was the property built/renovated?	Last Renovated 2025
When was the property purchased?	2021
What is the zoning?	DM: Deferred Matter - Waiting on contract
What is the aspect of the property?	North Facing
Permanent rental estimate?	The Main House: \$1800-1950 per week approx. The Cabin: Currently rented for \$400 per week.
Is the property tenanted/Owner occupied?	Main House: Owner Occupied Cabin: Privately Tenanted
What are the Council rates?	\$2,104 per year approx.
Are there any easements on the land?	Refer to contract of sale
Is the property sewerred or septic?	Natural Wastewater Treatment System
Is a solar system installed? What does it operate? Size?	14kW Solar with battery-ready inverter
Is the cooktop gas, electric or induction?	Pitt Gas hob stove and Induction (4 plates)
Is there a pool? What type? Size & depth?	Saltwater Pool, 17 metres
Type of internet connection?	NBN
Is there air conditioning?	Yes, Ducted Air Conditioning
Is there a security system?	Security Camera Installed
Is there a Building & Pest inspection Report?	Regular up to date pest inspections/preventative work completed including a termite preventative plan.
Is there anything that is not council approved?	Not to our knowledge
Has the property ever been flooded?	Not to our knowledge

# 10 Killen Falls Drive, Tintenbar

## Frequently Asked Questions

ADDITIONAL FEATURES:	
<ul style="list-style-type: none"><li>Gas fireplace with stone surround (inside and out)</li></ul>	<ul style="list-style-type: none"><li>8 car garage, workshop and machinery shed</li></ul>
<ul style="list-style-type: none"><li>6m opening with bi-fold glass door and 'Centor' retractable insect screens</li></ul>	<ul style="list-style-type: none"><li>2 separate entrances to property with security gates and asphalt/hedged driveways</li></ul>
<ul style="list-style-type: none"><li>Vintec 600 bottle walk-in cellar</li></ul>	<ul style="list-style-type: none"><li>Recently installed new Pool Filter and water pump</li></ul>
<ul style="list-style-type: none"><li>Puretec G7 Triple Stage Home Water Filtering System</li></ul>	<ul style="list-style-type: none"><li>Solar hot water to main house and gas instantaneous hot water to pavilions</li></ul>
<ul style="list-style-type: none"><li>2 car carport with internal access</li></ul>	<ul style="list-style-type: none"><li>Weber built-in BBQ connected to house gas</li></ul>
<ul style="list-style-type: none"><li>Fire-pit with built-in seating</li></ul>	<ul style="list-style-type: none"><li>3 x 25,500 litre water tanks for house</li></ul>
<ul style="list-style-type: none"><li>20 mg/litre water licence with 25,500 litre header tank</li></ul>	<ul style="list-style-type: none"><li>Beautifully landscaped gardens including enclosed courtyard with feature lighting</li></ul>
<ul style="list-style-type: none"><li>&gt;100 year old Morton Bay fig</li></ul>	<ul style="list-style-type: none"><li>Small orchard consisting of 12 x avocado trees, assorted citrus, mango, custard apple</li></ul>