

8 Heritage Court, Suffolk Park

Frequently Asked Questions

What is the price guide?	\$1,850,000 - \$2,000,000
Bed Bath Car	4 Bed 3 Bath 1 Car
Method of sale	Expression of Interest - 28 th of November
What is the land size?	600m ²
What is the internal and external size?	119 m ² internal 72m ² external
When was the property built?	1990
When was the property purchased?	2023
What is the zoning?	R2: Low Density Residential
What is the aspect of the property?	North
Permanent rental estimate?	\$1000 - \$1100 per week approx
Is the property tenanted/Owner occupied?	Vacant
What are the Council rates?	\$4250 per year approx.
Are there any easements on the land?	Refer to contract of sale
Is the property sewerred or septic?	Sewered
What type of hot water system?	Heat-Pump
Is a solar system installed? Size?	Solar System 10.925kW
Is the cooktop gas, electric or induction?	Electric Stove & Oven
Is there a pool? What type? Size & depth?	No
Type of internet connection?	NBN - also connects to studio with a booster for high speed
Is there air conditioning?	Samsung 7kw ducted system. - Airtouch 5 zoning system with individual zones and room sensors.
Is there a security system?	AJAX - Key pad, cameras, mobile phone app and alarm system
Is there a Building & Pest inspection Report?	Yes
Is there a termite treatment system?	Yes - Installed last year
Is there irrigation?	Yes, Automated underground irrigation system
Is there lighting?	Underground lighting
Special Features:	New carpet, Freshly painted, New fence with smart lock gates, Studio has smart lock, New timber deck, New security screen front door, New letterbox, Bluetooth irrigation system, Wired underground for hot tub

McGrath

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