

70 Foxs Lane, Tyagarah

Frequently Asked Questions

What is the price guide?	\$8,000,000 - \$9,500,000
Bed Bath Car	4 Bed 2 ½ Bath 2 Car (Main House) 2 Bed 1 Bath 2 Car (Cottage)
Method of sale	Expressions of Interest: Friday 26 th September
What is the land size?	51 Hectares
What is the internal and external size?	488 m² internal
Why are the owners selling?	Downsizing
Is the furniture included?	No
When was the property built?	Built 2010
What is the zoning?	Combined Zoning: RU2, C3, C2
What is the aspect of the property?	North-East facing
Rental estimate?	TBC per week approx. Cottage is currently rented at \$750 per week
Is the property tenanted/Owner occupied?	Main property is owner occupied Cottage is tenanted
What are the Council rates?	\$4,300 per year approx.
Are there any easements on the land?	Refer to contract of sale
Is there potential for a second dwelling?	Yes, Approval for 2 more cottages already in place
Is there anything that is not council approved?	Not to our knowledge
Is the property sewerred or septic? What kind of septic system?	Two Septic System's
Town water or rain water? Water Tank Capacity?	2 x 125,000L Water Supply
Is a solar system installed? What does it operate? Size?	20kw Solar
Is the cooktop gas, electric or induction?	8 Burner Gas Stove
Is there a pool? What type? Size & depth?	No
Type of internet connection?	NBN
Is there air conditioning?	No
Is there a security system?	No
Is there a Building & Pest inspection Report?	No
Is there a termite treatment system?	Yes, every 12 months
Is the property fully fenced?	Yes

McGrath

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FARM	
What infrastructure is on the property?	1 x Main House, 1 x Shed, 1 x Cottage, 1 x Machinery Shed, 1 x Fruit Orchard
Are there any natural springs, creeks or dams on the property?	Yes, Large Spring Fed Dam
What fruit trees are on the property?	The property also features an expansive fruit orchard with over 100 different varieties—full list available on request