

142 Coorabell Road, Federal

Frequently Asked Questions

What is the price guide?	The Price Guide Is: \$3,750,000 - \$3,950,000
What is the land size?	26 Acres
Why are the owners selling?	Relocating
What is the zoning?	RU2: Rural Landscape
What is the aspect of the property?	North-facing
Is the property tenanted/Owner occupied?	Owner occupied
What are the Council rates?	\$2,715 per year approx.
Are there any easements on the land?	E2 Restriction on shared driveway use at entry E3 ROW for neighbour access E5 ROW for firetruck access
Is there a pool? What type?	2300mm round x 1100mm deep heated cement plunge pool
Is the property sewerred or septic? What kind of septic system?	Septic for both residences
Town water or rain water? Water Tank Capacity?	Main House: 24,000 litre tank for drinking water Second Dwelling: 20,000 litre tank for drinking water Garden water: 40,000 litres approx. over 5 tanks
What type of hot water system? Location?	Solar with booster, both houses roof mounted
Is a solar system installed? What does it operate? Size?	Main house: 22 panes 8.4kw Second Dwelling: 10 panels
Type of internet connection?	Wireless broadband via Telstra, roof mounted boosters for Wi-Fi to second dwelling
Is there air conditioning?	Reverse cycle units in main house (living, master, study) & second dwelling (master), 9 ceiling fans total, plus 2 overhead heaters on main deck.
Is there a security system?	Yes, 6 Camera CCTV facility with mobile access – Installed 2021
Is there a Building & Pest inspection Report?	No, this can be arranged
Are there any natural springs, creeks or dams on the property?	Yes, 3 Spring fed dams and creek on the property

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Is there a termite treatment system?	No although, annual Flick Pest Control plan in place with unlimited call outs
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Machinery Sheds	12 x 8m Shed with 3-Phase power 8.5 x 3.5m shed below adjoining main shed 3 x 2 shed for mower storage

Additional Features

- Established fruit trees: lemon, mandarin, orange & mango trees
- Two large, raised sleeper beds with irrigation system
- Conservatory / greenhouse
- Large swimming dam with swim-up pontoon
- Garden water:
 - Two large solar panels and pump to supply water from the dam to the tank on the hill - installed 2019
 - Sprinkler system installed to main house garden with 7 zones, gravity fed but with ½ HP electric motor maximise pressure
- Electrified fence around the front garden
- 24V electricity / power line to the rear of the property

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