

# 124 Coopers Shoot Road, Coopers Shoot

## Frequently Asked Questions

What is the asking price?	\$11,500,000 - \$12,500,000
Bed   Bath   Car	4 Bed   2 Bath   5 Car
Method of sale	Private Treaty
What is the land size?	1 acre
What is the internal and external size?	275 m <sup>2</sup> internal   3658 m <sup>2</sup> external
Why are the owners selling?	Consolidating
Is the furniture included?	Refer to Contract
When was the property built/renovated?	2007
When was the property purchased?	2018
What is the zoning?	RU1: Primary Production
What is the aspect of the property?	North Facing
Rental estimate?	\$3,200 per week approx.
Is the property tenanted/Owner occupied?	Owners holiday home
What are the Council rates?	\$7,265.50 per year approx.
Are there any easements on the land?	Refer to contract of sale
Is there potential for a second dwelling?	STCA
Is there anything that is not council approved?	Not to our knowledge
Is the property sewerred or septic? What kind of septic system?	Septic Tank
Town water or rain water? Water Tank Capacity?	Rain filtered tank water
Is a solar system installed?	Solar and electricity
Is the cooktop gas, electric or induction?	Gas
Is there a pool? What type? Size & depth?	14m Saltwater Pool
Type of internet connection?	NBN
Is there air conditioning?	Ceiling fans throughout
Is the property fully fenced?	Yes