

# 72 Parrot Tree Place, Bangalow

## Frequently Asked Questions

What is the price guide?	The Price Guide Is: \$1,700,000 - \$1,775,000
Bed   Bath   Car	4 Bed   3 Bath   2 Car
Method of sale	Private Treaty
What is the land size?	976 m <sup>2</sup>
What is the internal and external size?	234 m <sup>2</sup> internal   33 m <sup>2</sup> external
Why are the owners selling?	Downsizing
Is the furniture included?	Refer to contract
When was the property built/renovated?	2016
When was the property purchased?	2015
What is the zoning?	R2: Low Density Residential
What is the aspect of the property?	North East
Permanent rental estimate?	Main House \$1,200 per week approx. Granny Flat \$550 per week approx.
Is the property tenanted/Owner occupied?	Owner occupied
What are the Council rates?	\$3,900 per year approx.
Are there any easements on the land?	Refer to contract of sale
Is the property sewerred or septic?	Sewered
Is a solar system installed? What does it operate?	Solar Panels operate the pool
Is the cooktop gas, electric or induction?	Gas Stove   Electric Oven
Is there a pool? What type? Size & depth?	Inground salt water
Type of internet connection?	NBN
Is there air conditioning?	Reserve cycle split system
Is there anything that is not council approved?	Not to my knowledge