

774 Friday Hut Road, Binna Burra

Frequently Asked Questions

What is the price guide?	\$1,700,000
Bed Bath Car	4 Bed, 2 Car, 2 Bath
Method of sale	Auction 12nd April, 11:00am
What is the land size?	1 acre
What is the internal and external size?	221 m ² internal 90 m ² external
Why are the owners selling?	Upsizing
Is the furniture included?	No
When was the property last renovated?	Renovated in 2009
When was the property purchased?	2020
What is the zoning?	RU2 Rural Landscape
What is the aspect of the property?	North
Rental estimate?	\$1,250 - \$1,350 per week approx.
Is the property tenanted/Owner occupied?	Owner Occupied
What are the Council rates?	\$2,000 per year approx.
Are there any easements on the land?	Refer to contract of sale
Is there potential for a second dwelling?	Refer to contract
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 system
Town water or rain water? Water Tank Capacity?	Town water & RFS 60,000L tanks
What type of hot water system?	Electric XL HWS master
Is a solar system installed? What does it operate? Size?	Yes, 6.6kW & 19 panels
Is the cooktop gas, electric or induction?	Gas cook-top/oven
Is there a pool? What type? Size?	Yes, salt (chlorine) 4x8m
Type of internet connection?	NBN
Is there air conditioning?	Yes, split system located in the living room
Are there ceiling fans?	Yes, in all rooms
Is there a Building & Pest inspection Report?	Yes
Is there any additional storage to be noted?	Yes, located under the house
Is there gas heating or fireplace?	Fireplace
Any special features of the property?	Citrus orchard, veggie garden, carport, fire pit & plenty of storage