

# 11 Coachwood Court, Federal

## Frequently Asked Questions

What is the price guide?	Guide \$1,500,000 - \$1,600,000
When was the property purchased?	2023
When was the property built?	1980
What is the zoning?	RU5: Village
Is the property owner occupied or tenanted?	Owner occupied
Permanent rental estimate?	\$1,000 - \$1,100 per week approx.
What are the council rates?	\$2.029 per annum approx.
What is the aspect of the property?	N/E
Is the property sewerred or septic?	Septic
Is the cooktop gas, electric or induction?	Electric
Is there broadband or internet connection?	Yes
Is there air conditioning?	Yes, reserve cycle
Is a solar system installed?	Yes
Are there any easements on the land?	Refer to contract
Is there a pest & building report?	Can be arranged

### Zoning According to NSW Planning

This zone is a flexible zone for centres where a mix of residential, retail, business, industrial and other compatible land uses may be provided to service the local rural community. The RU5 zone would typically apply to small rural villages within rural areas.