

21/3 Pecan Court, Suffolk Park

Frequently Asked Questions

What is the price guide?	\$1,225,000 - \$1,325,000
What is the land size?	278sqm
When was the property purchased?	2016
When was the property built?	2004
What is the zoning?	R2: Low Density Residential
Is the property owner occupied or tenanted?	Tenanted
When does the lease expire?	The current lease is a periodic month to month agreement
What is the aspect of the property?	E/S
What are the council rates?	\$3,641 per year approx.
What are the strata levies?	\$3,517 per year approx.
Is there broadband or internet connection?	Yes
Is there solar energy?	No
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 intended to be applied to land where primarily low density housing is to be established or maintained. Typically, the zone features detached dwelling houses, but it may be appropriate to include 'dual occupancy' (attached or detached) or some 'multi-dwelling housing.' This is the lowest density urban residential zone and the most restrictive in terms of other permitted uses considered suitable. These are generally restricted to facilities or services that meet the day-to-day needs of residents. This zone is generally not suitable adjacent to major transport nodes or larger activity centres where residential densities should be higher.