

Wilsons Creek

Frequently Asked Questions

What is the price guide?	The Price Guide is: \$4,900,000 - \$5,900,000
Bed Bath Car	4 Bed 3 Bath 5 Car
Method of sale	Private Treaty
What is the land size?	25 acre
What is the internal and external size?	286 m ² internal 446 m ² external
Why are the owners selling?	Downsizing
Is the furniture included?	No
When was the property purchased?	2015
What is the zoning?	DM: Deferred Matter
What is the aspect of the property?	North Facing
Rental estimate?	\$2,000 per week approx.
Is the property tenanted/Owner occupied?	Owner Occupied
What are the Council rates?	\$1,900 per year approx.
Are there any easements on the land?	Refer to contract of sale
Is there potential for a second dwelling?	Expansive cleared and levelled areas, primed for future dwellings or bespoke structures. STCA.
Is there anything that is not council approved?	Refer to contract
Is the property sewerred or septic? What kind of septic system?	SEPTIC - AWTS (aerated water treatment system)
Town water or rain water? Water Tank Capacity?	2 x 22,000L rainwater tanks with internal and UV filtration. 2 x 22,000L creek water tanks, powered by a 3-phase pump system for irrigation.
What type of hot water system?	1 electric in master bedroom & 1 gas-rest of house
Is a solar system installed? What does it operate? Size?	6KW solar power system complemented by a 30kVA diesel generator with automatic activation for seamless backup power.
Is the cooktop gas, electric or induction?	Gas
Is there a pool? What type?	Yes, Saltwater
Type of internet connection?	High-Speed NBN
Is there air conditioning?	Air conditioning and combustion fireplaces in two bedrooms, plus a grand contemporary combustion fireplace in the main living area.
Is there a security system?	WiFi-enabled, solar-powered cloud-based home security cameras
Is there a Building & Pest inspection Report?	Pest treatment carried out yearly
Is there a termite treatment system?	Yes, termite treatment system in place.
Is the property fully fenced?	No
Has the property ever been flooded?	No, property is elevated

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PROPERTY	
What infrastructure is on the property?	Home, Pool, Studio and Workshop
Is there access to water? Location?	Wilsons Creek Frontage
What machinery equipment is on the property?	30kVA diesel generator with automatic activation
What fruit trees are on the property?	Davidson plum, bananas, mangoes, lime, lemon, grapefruit, avocado,mulberries, blueberries, starfruit, jaboticaba, vege garden