

# 32 Prestons Lane, Tyagarah

## Frequently Asked Questions

What is the price guide?	\$12,000,000 - \$13,000,000
Bed   Bath   Car	9 Bed   8 Bath   6 Car
Method of sale	Expression of Interest Closes   Friday 8 <sup>th</sup> May
What is the land size?	6.64 acre
What is the internal and external size?	1,018 m <sup>2</sup> internal   1,029 m <sup>2</sup> external
When was the property built/renovated?	1989 - 2021
When was the property purchased?	2008
What is the zoning?	RU2: Rural Landscape
What is the aspect of the property?	North Facing
Is the property tenanted/Owner occupied?	Owner Occupied
What are the Council rates?	\$6,000 per year approx.
Are there any easements on the land?	Refer to contract of sale
Is there potential for a second dwelling?	There is already a approved dual occupancy on the property
Is there anything that is not council approved?	Not to our knowledge
Is the property sewerred or septic?	Septic
Town water or rain water? Water Tank Capacity?	Town water + 100,000L of spring water from the dam
What type of hot water system? Location?	Solar hot water with electric boosters bathrooms
Is a solar system installed? What does it operate? Size?	Solar is 15.36 KW Enphase A/C 48 micro inverter system
Is the cooktop gas, electric or induction?	Gas cooking and gas hot water to kitchen
Is there a pool? What type?	Enviro Swim, freshwater inground pool
Type of internet connection?	Starlink + OnSky
Is there air conditioning?	All buildings are air conditioned
Has the property ever been flooded?	No