79 Alcorn Street, Suffolk Park

Frequently Asked Questions

What is the price guide?	The Price Guide Is: $3,750,000 - $4,000,000
Bed | Bath | Car	3 Bed | 3 Bath | 3 Car
Method of sale	Expression of Interest | End date Friday, 4 September
What is the land size?	620 m²
What is the internal and external size?	276 m² internal | 71 m² external
Why are the owners selling?	Relocated
Is the furniture included?	Refer to contract
When was the property built/renovated?	Built 1985
When was the property purchased?	1995
What is the zoning?	Deferred Matter
What is the aspect of the property?	East-Facing
Permanent rental estimate?	$1,800 - $1,900 per week approx.
Is the property tenanted/Owner occupied?	Tenanted
What are the Council rates?	$6,700 per year approx.
Are there any easements on the land?	Refer to contract of sale
Is the property sewered or septic?	Sewered
Is a solar system installed? What does it operate? Size?	Yes, 6 KW of solar installed 3 yrs ago
Is the cooktop gas, electric or induction?	Smeg Gas Cooktop & Bosch Electric Oven
Type of internet connection?	NBN
Is there air conditioning?	Yes, Three seperate units
Is there anything that is not council approved?	Granny flat on ground floor not approved as Granny Flat. Current approval is for laundry & 3rd bathroom.
Is there a termite treatment system?	Yes, partial termite barrier
Has the property ever been flooded?	No

McGrath

Nick Dunn
0448 301 111

Ollie Charkos
0497 834 235

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