

# 143 Mcauleys Lane, Myocum

## Frequently Asked Questions

What is the price guide?	Based on relevant sales
Bed   Bath   Car	5 Bed   3 Bath   2 Car
Method of sale	Private Treaty
What is the land size?	1.10 Ha
Why are the owners selling?	Relocating
When was the property built/renovated?	1996
When was the property purchased?	2017
What is the zoning?	C3: Environmental Management R5: Large Lot Residential
What is the aspect of the property?	N/W
How many dwellings in total?	3 dwellings
Permanent rental estimate?	\$1,500 - \$1,650 per week approx
Is the property tenanted/Owner occupied?	Owner Occupied
What are the Council rates?	\$2,557 per year approx
Are there any easements on the land?	Refer to contract of sale
Is the property sewerred or septic?	Septic
What type of hot water system?	Gas hot water
Are there water tanks?	Yes, 55,000 litre tank & a 20,000 litre studio tank
Is the cooktop gas, electric or induction?	Gas cooktop
Is there a dog fence?	Yes, there is a 1 acre hidden fence with 3 active electric collars
Is there a water filtration system?	Yes, 3 filters plus UV filter connected to water tank, so all water is filtered
Type of internet connection?	NBN
Is there air conditioning?	Yes, split reverse air conditioning
Is there ceiling fans?	Yes, ceiling fans throughout
Is there a Building & Pest inspection Report?	Can be arranged

What is not council approved?	What types of fruit & vegetables do the trees produce
<ul style="list-style-type: none"><li>• Additional bedroom in studio</li><li>• Pool with surrounding deck</li></ul>	<ul style="list-style-type: none"><li>• Lime Tree</li><li>• Lemon Tree</li><li>• Kumquat Tree</li><li>• Dragon Fruit Tree</li><li>• Avocado Tree</li><li>• Banana Tree</li><li>• Extensive kitchen garden with herbs and Vegetables</li></ul>