

# 20 Roses Road, Federal

## Frequently Asked Questions

What is the auction price guide?	\$1.75M - \$1.925M
Method of sale	Auction
When is the auction?	Friday 24 April at 10:00am
Bed   Bath   Car	4 bed   3 bath   2 car
Who was the interior architect?	Handelsmann & Khaw
What is the land size?	1,055m <sup>2</sup>
Why are the owners selling?	Relocating
Is the furniture included?	Refer to contract
When was the property purchased?	2020
What is the zoning?	RU5: Village
What is the aspect of the property?	N/E
Permanent rental estimate?	\$1,250 - \$1,350 per week approx.
Is the property tenanted/Owner occupied?	Owner occupied
What are the Council rates?	\$2,028 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? Location?	Electric boosted Solar hot water
Is a solar system installed? What does it operate? Size?	Yes, 12kw with 13kw Tesla powerwall battery
What is the size of the water tank?	22k litres with a reserve tank of 9k liters
Is the cooktop gas, electric or induction?	Induction
Is there a pool?	Yes, Magnesium   6m x 4m - 1.9m depth
Is there air conditioning?	Yes, split reverse cycle
Is there a security system?	No
Is there a Building & Pest inspection Report?	Available upon request
What types of fruit & vegetables do the trees produce?	<ul style="list-style-type: none"> <li>• Sweet potato in raised vegetable patch</li> <li>• Tumeric in raised vegetable patch</li> <li>• Zucchini in raised vegetable patch</li> <li>• Tomato in raised vegetable patch</li> <li>• Spring onion in raised vegetable patch</li> <li>• Mint in raised vegetable patch</li> <li>• Sorrell in raised vegetable patch</li> </ul>
<ul style="list-style-type: none"> <li>• 2 Lime trees</li> <li>• 2 Lemon trees</li> <li>• 1 Mandarin tree</li> <li>• 3 Mango trees</li> <li>• 1 Avocado tree</li> </ul>	