

346 Coorabell Road, Coorabell

Frequently Asked Questions

What is the price guide?	Price Guide: \$2,250,000
Bed Bath Car	4 Bed 2 Bath 2 Car
Method of sale	Private Treaty
What is the land size?	1 Acre
What is the internal and external size?	228 m ² internal 58 m ² external
When was the property renovated?	Completely Renovated in 2006 New roof/ repainted and solar installed 2024
When was the property purchased?	2006
What is the zoning?	RU2: Rural Landscape
What is the aspect of the property?	North Facing
Permanent rental estimate?	\$1,200 per week approx.
Is the property tenanted/Owner occupied?	Vacant
What are the Council rates?	\$3,016 per year approx.
Are there any easements on the land?	Refer to contract of sale
Is the property sewerred or septic?	The property has a fully certified septic and irrigation wastewater system, maintained quarterly to meet Council requirements
Is a solar system installed? What does it operate? Size?	Installed in November 2023, the solar system features 28 rooftop panels and a 10kWh battery, supplying 90% of the household's power
Is the cooktop gas, electric or induction?	5 Gas burner
Is there a pool? What type? Size & depth?	Saltwater 10m x 4m 2m deep at its deepest point
Type of internet connection?	Fixed Wireless Internet
Is there air conditioning?	No
Is there anything that is not council approved?	Not to our knowledge
Is there a termite treatment system?	The house is elevated on concrete foundations and metal poles, with no history of termite activity
Has the property ever been flooded?	It sits high on the Coorabell ridge, well above flood zones