

# 305 Coopers Shoot Road, Coopers Shoot

## Frequently Asked Questions

What is the price guide?	\$8,000,000 - \$8,800,000
Bed   Bath   Car	5 Bed   3.5 Bath   3 Car
Method of sale	Private Treaty
What is the land size?	2 acre
What is the internal and external size?	214 m <sup>2</sup> internal   340 m <sup>2</sup> external
When was the property built/renovated?	Built 2022
When was the property purchased?	2024
What is the zoning?	RU2: Rural Landscape
What is the aspect of the property?	South-East
Rental estimate?	\$2,500 - \$2,850 per week approx.
Is the property tenanted/Owner occupied?	Vacant
What are the Council rates?	\$6,600 per year approx.
Are there any easements on the land?	Refer to contract of sale
Is there potential for a second dwelling?	STCA
Is there anything that is not council approved?	Not to our knowledge
Is the property sewerred or septic? What kind of septic system?	Septic
Town water or rain water? Water Tank Capacity?	Rainwater   22,700L
Is a solar system installed?	No
Is the cooktop gas, electric or induction?	Induction
Type of internet connection?	NBN
Is there air conditioning?	Yes, Ducted A/C
Is there a Building & Pest inspection Report?	Yes
Is the property fully fenced?	Yes
Has the property ever been flooded?	No