

457 Coolamon Scenic Drive, Coorabell

Frequently Asked Questions

What is the price guide?	\$5,500,000 - \$6,500,000
Bed Bath Car	3 Bed 2 Bath 2 Car
Method of sale	Private Treaty
What is the land size?	112 acres
What is the internal and external size?	155 m ² internal 74 m ² external
Why are the owners selling?	Downsizing
Is the furniture included?	No
When was the property last renovated?	1985
When was the property purchased?	1983
What is the zoning?	Rural Landscape
What is the aspect of the property?	North Facing
Is the property tenanted/Owner occupied?	Owner Occupied
What are the Council rates?	\$6,990 per year approx.
Are there any easements on the land?	Refer to contract of sale
Is there potential for a second dwelling?	Refer to contract of sale
Is there anything that is not council approved?	Not to our knowledge
Is the property sewerred or septic? What kind of septic system?	Septic, Conventional
Town water or rain water? Water Tank Capacity?	Rain Water - 90,000 L total
Is a solar system installed? What does it operate? Size?	16 Solar Panels, 2.8kw
Is the cooktop gas, electric or induction?	Electric
Is there a pool? What type? Size & depth?	No
Type of internet connection?	NBN/ADSL/FTTN
Is there air conditioning?	Yes, Split System
Is there a Building & Pest inspection Report?	No
Is there a termite treatment system?	No
Is the property fully fenced?	Yes, fully fenced
Has the property ever been flooded?	No

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FARM	
What type of farm is it?	Cattle Farm
Is livestock included in the sale?	At the buyer's discretion
What infrastructure is on the property?	House, Double Garage, Double Tractor Shed, Equipment Shed, Unused dairy
Are there any natural springs, creeks or dams on the property?	Water by the creek and small spring fed dam
MACHINERY	
What machinery is included in the sale?	As per the contract of sale
FRUIT TREES INCLUDED	
What fruit trees are on the property?	Orange's & Mandarin