

# 78 Teak Circuit, Suffolk Park

## Frequently Asked Questions

What is the price guide?	\$2,000,000 - \$2,200,000
Bed   Bath   Car	4 Bed   2 Bath   2 Car
Method of sale	Private Treaty
What is the land size?	686m <sup>2</sup>
What is the internal and external size?	214m <sup>2</sup> internal   36m <sup>2</sup> external
Why are the owners selling?	Downsizing
Is the furniture included?	Refer to contract
When was the property built/renovated?	Last renovated 2022
When was the property purchased?	2020
What is the zoning?	R2: Low Density Residential
What is the aspect of the property?	East-West Facing
Permanent rental estimate?	\$1,500 - \$1,600 per week approx.
Is the property tenanted/Owner occupied?	Owner Occupied
What are the Council rates?	\$4,200 per year approx.
Are there any easements on the land?	Refer to contract of sale
Is the property sewered or septic?	Sewered
What type of hot water system? Location?	Electric
Is a solar system installed? What does it operate? Size?	10kw Solar installed 2024
What is the electricity bill?	\$300-\$400 per quarter approx.
Is the cooktop gas, electric or induction?	Induction
Is there a pool? What type? Size & depth?	Saltwater Pool with new pump installed
Type of internet connection?	NBN
Is there air conditioning?	Split system throughout home
Is there a security system?	No
Is there anything that is not council approved?	Not to our knowledge
Has the property ever been flooded?	No

**McGrath**

Nick Dunn  
0448 301 111

Ruby Koutsoubos  
0401 724 229