

# 99 Beech Drive, Suffolk Park

## Frequently Asked Questions

What is the price guide?	The Price Guide is: \$2,300,000 - \$2,500,000
Bed   Bath   Car	4 Bed   3 Bath   2 Car
Method of sale	Private Treaty
What is the land size?	834 m <sup>2</sup>
What is the internal and external size?	180 m <sup>2</sup> internal   132 m <sup>2</sup> external
Why are the owners selling?	Relocating
Is the furniture included?	No
When was the property built/renovated?	Renovations finished 2025
When was the property purchased?	2021
What is the zoning?	R2: Low Density Residential
What is the aspect of the property?	North
Permanent rental estimate?	The Main House: \$1,350 - \$1,450 per week approx. The Studio: \$700 - \$750 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 sewerred or septic?	Sewered
Is a solar system installed? What does it operate? Size?	4kw Solar
Is the cooktop gas, electric or induction?	Electric
Is there a pool?	Yes
Type of internet connection?	NBN
Is there air conditioning?	No, Ceiling fans throughout
Is there anything that is not council approved?	Not to our knowledge
Has the property ever been flooded?	No