

109 Alcorn Street, Suffolk Park

Frequently Asked Questions

What is the price guide?	\$6,200,000 - \$6,600,000
Bed Bath Car	4 Bed 2 Bath 2 Car
Method of sale	Expression of Interest End date Friday 6 th March
What is the land size?	1,115 m ²
What is the internal and external size?	337 m ² internal 147 m ² external
Why are the owners selling?	Downsizing
Is the furniture included?	By Negotiation
When was the property built/renovated?	House completed in 2000, partially renovated in 2023. Stage 2 renovation DA approved in 2025 (not yet commenced).
When was the property purchased?	2022
What is the zoning?	ZONE No. 7(f2) Urban Coastal Land Zone
What is the aspect of the property?	North-East
Permanent rental estimate?	\$2,000 - \$2,100 per week approx.
Is the property tenanted/Owner occupied?	Owner Occupied
What are the Council rates?	\$6,900 per year approx.
Are there any easements on the land?	Refer to contract of sale
Is the property sewerred or septic?	Sewered
What type of hot water system?	'Apricus' Solar large capacity HW tank but operating on mains electricity
Is a solar system installed? What does it operate? Size?	Allowance for 7amp solar system
Is the cooktop gas, electric or induction?	Gas
Type of internet connection?	Telstra 5G wireless
Is there air conditioning?	In addition to the master bedroom, air-conditioning is installed in all bedrooms, the study, and living areas. Ceiling fans are throughout, and all skylights have powered sunscreens.
Is there a Building & Pest inspection Report?	Yes
Is there anything that is not council approved?	Not to our knowledge
Is there a termite treatment system?	Termite barrier/collar installed and recently checked
Has the house ever flooded?	No

McGrath

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