

186 Coopers Shoot Road, Coopers Shoot

Frequently Asked Questions

What is the price guide?	Price Guide: \$11,500,000 - \$12,500,000
Bed Bath Car	6 Bed 4 Bath 2 car
Method of sale	Private Treaty
What is the land size?	6.2 Acres
What is the internal and external size?	444m ² internal 199m ² external
Why are the owners selling?	Relocating
Is there a secondary dwelling?	Yes, self-contained guest living quarters & separate barn
Is the furniture included?	Happy to negotiate for the inclusion of furniture
When was the property built/renovated?	Built 2023
When was the property purchased?	2020
What is the zoning?	R5: Large Lot Residential
What is the aspect of the property?	North-facing
Is the property tenanted/Owner occupied?	Owner occupied
What are the Council rates?	\$5,200 per year approx.
Are there any easements on the land?	Refer to contract of sale
Is the property sewerred or septic?	Septic. Taylex Aerated wastewater system (AETS) with ETA Beds
What type of hot water system? Location?	Main house has a heat pump (323 litres) for the bedroom wing and an electric hot water system (88 litres) for the kitchen + spare bathroom. The Coach House has an instant gas hot water system.
Is a solar system installed? What does it operate? Size?	Yes, Redback Solar System. Solar panels 15.055 kWh and Battery 114.2 kWh

McGrath

Nick Dunn
0448 301 111

Ollie Charkos
0497 834 235

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Is the cooktop gas, electric or induction?	Mainhouse has a Lacanche induction and gas cook top and electric oven. The Coach House has Fisher & Paykel induction cooktop and electric oven
Is there a pool? What type? Size & depth?	Pool is chlorine and measures 10x4m and approx 1.9m at deep end. The pool has a heat pump heating system.
Type of internet connection?	Starlink is connected
Is there air conditioning?	In the main house, the airconditioning is ducted to all bedroom, office and media room. In the Coach House, air-conditioning is ducted to the bedrooms.
Is there a security system?	Yes, Control4 home security and automation system has been installed. The system connects wifi throughout the house with three booster (main bed room, living room and office), sound system in main bedroom, media room, living room and externally in the pool area; 8 zoned lighting areas; 4 external cameras; and (nearly finished) touchpad gate entry system with additional camera.
Is there a Building & Pest inspection Report?	Yes. Main entry is Post & Rail with metal gates. Remainder of property is post and wire fencing.
Is there anything that is not council approved?	Pool certification still needs to be finalised
Is there a termite treatment system?	Yes