

209 Howards Road, Burringbar

Frequently Asked Questions

What is the price guide?	The Price Guide Is: \$1,800,000 - \$2,000,000
Bed Bath Car	Home: 4 Bed 2 Bath 6 Car
Method of sale	Private Treaty
What is the land size?	12.6 acre
What is the internal and external size?	Int: 155 m2 Ext: 49 m2
Why are the owners selling?	Consolidating assests
Is the furniture included?	Yes (Refer to contract)
When was the property built/renovated?	Built 1978 / Renovated 2022
When was the property purchased?	2021
What is the zoning?	RU2 Rural Landscape
What is the aspect of the property?	North
Rental estimate?	\$80,000 Per Annum approx part time with Airbnb
Is the property tenanted/Owner occupied?	Owner Use / Airbnb
What are the Council rates?	\$2,586 per annum approx
Are there any easements on the land?	Refer to contract of sale
Is there potential for a second dwelling?	Yes
Is there anything that is not council approved?	No
Is the property sewerred or septic? What kind of septic system?	Septic Tank
Town water or rain water? Water Tank Capacity?	Rain Water Tank
Is a solar system installed? What does it operate? Size?	Solar system is 11.2KW
Is the cooktop gas, electric or induction?	Induction Cooktop
Is there a pool? What type? Size & depth?	Yes approx 6M x 4M holds 19,000 litres of water
Type of internet connection?	Broadband /Wifi
Is there air conditioning?	Yes in lounge room and main bedroom
Is there a security system?	No
Is there a Building & Pest inspection Report?	No
Is the property fully fenced?	No
Has the property ever been flooded?	No

McGrath

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