



Property information sheet.

1 Bryony Place, Elanora	
Why are you selling?	Moving to aged care
What is the land size?	519sqm
What is the aspect?	North West facing to the rear
What did you purchase the home for?	\$132,900
How long have you owned the home?	27 ½ years approx.
Is the home vacant, owner occupied or tenanted?	Owner occupied
Is the home sewerred or septic?	Sewered
Is the home fully fenced?	YES
Is there solar energy? If so, how many panels?	NO
What type of hot water system do you have?	Electric
Where is the hot water unit located?	Outside along the back wall of the house
Is there water storage?	NO
Is there air conditioning?	YES – Split system unit in dining/kitchen area
Is there an internet connection?	YES – NBN available
What is the zoning?	Special Residential (Albert)
Is there a security system?	NO
Is there a building and pest report available?	NO
Are there any easements?	YES
What school catchment is the home in?	Tallebudgera Primary School & Elanora High School
What work/s have been completed?	No works have been completed, original condition
Is there anything that doesn't work in the home?	NO
What is the rental estimate?	\$750 per week

Rates & Levies	
Council Rates	Water Rates
\$1,884 p.a. approx.	\$1,045 p.a. approx.

DISCLAIMER: Whilst all details in this information sheet have been carefully prepared and are believed to be correct, no warranty can be given either expressly or implied by the vendors or their agents. Intending users must rely on their own enquiries. Rental estimate is prepared on comparable rental data. We reserve the right to review this figure.