

# Property information sheet.

14 Blackbean Court, Elanora	
Why are you selling?	Moving elsewhere
What is the land size?	848m <sup>2</sup>
When was the home built?	1992
What is the aspect?	North West facing to the front
How long have you owned the home?	14 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?	Fully fenced around the back
Is there solar energy?	YES – 2kw system
What type of hot water system do you have?	Electric
Is there water storage?	YES – 2,000L
Is there air conditioning?	YES – Split system in formal living area and master bedroom
Is the pool salt water or chlorinated?	Salt water
Is there an internet connection?	YES – NBN
What is the zoning?	Residential A (Albert) – Low Density Residential
Is there a security system?	Security cameras
Is there a building and pest report available?	YES
Is there a termite barrier?	YES
Are there any easements?	NO
What school catchment is the home in?	Elanora Primary School & Elanora High School
What work/s have been completed?	Kitchen renovated 18 months ago and new solar system recently installed
What is the rental estimate?	\$900 per week
Anything else prospective purchasers should know?	Water system in garden beds

Rates & Levies	
Council Rates	Water Rates
\$1,994 p.a. approx.	\$1,473 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.