

Property information sheet.

92 Strawberry Road, Mudgeeraba	
Why are you selling?	Downsizing
What is the land size?	4,696m ² (1.16 acres)
How old is the home?	30 years approx.
What is the aspect?	North-East aspect with skyline, ocean, and hinterland views
How long have you owned the home?	4 ½ years approx.
Is the home vacant, owner occupied or tenanted?	Vacant
Is the home sewered or septic?	Septic
Is the home fully fenced?	Partially fenced and secure
Is there solar energy? If so, how many panels?	6.6kW solar panels 1 phase
What type of hot water system do you have?	Electric
Is there water storage?	NO
Is there air conditioning?	Air-conditioned ground floor including two living areas and dining area
Is the pool salt water or chlorinated?	Magnesium
Is there an internet connection?	YES – NBN available
What is the zoning?	Park Residential (Albert) – Rural Residential
Is there a security system?	CCTV installed
Is there a building and pest report available?	YES
Is there a termite barrier?	NO
Are there any easements?	NO
What school catchment is the home in?	Somerset College, Kings College, Hillcrest, Mudgeeraba Creek State School and Clover Hill State School
What work/s have been completed?	Full internal renovation four years ago, added 40% useable land to the exterior along with adding new concrete pool and terraces
What is the revised rental estimate?	In the vicinity of \$1,750 per week

Rates & Levies	
Council Rates	Water Rates
\$2,751 p.a. approx.	TBC

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.