

Property information sheet.

3/9 Maranta Street, Elanora	
Why are you selling?	Moving elsewhere
When was the complex built?	1993
What is the aspect?	North facing to the front
How long have you owned the townhouse?	Just over a year (approx.)
Is the townhouse vacant, owner occupied or tenanted?	Owner occupied
How many townhouses are in the complex?	6
Is the townhouse sewerred or septic?	Sewered
Is there solar energy? If so, how many panels?	NO
What type of hot water system do you have?	Solar/electric
Where is the hot water unit located?	Cupboard in the garage
Is there water storage?	NO
Is the townhouse individually water metered?	NO
Is there air conditioning?	NO
Is there an internet connection?	YES – NBN available
What is the zoning?	Residential B (Albert) – Medium Density Residential
How much money is in the sinking fund?	TBA
Is there a security system?	NO
Are pets allowed?	YES – Pending body corporate approval
Is there a building and pest report available?	NO
Are there any easements?	NO
What school catchment is the townhouse in?	Tallebudgera Primary School & Elanora High School
What work/s have been completed?	Kitchen renovated in 2016, outdoor area/backyard updated in 2021
Is there anything that doesn't work in the townhouse?	NO
What is the rental estimate?	\$600 - \$620 per week

Rates & Levies		
Council Rates	Water Rates	Strata Levies
\$1,743pa approx.	\$1,520pa approx.	TBA

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.