

Property Fact Sheet



Property Address: 15a Maud St, Cardiff South NSW 2285

1. **How many years have you owned this property?** 13 years
2. **What attracted you to this property/area?** Close to everything. Many choices of Shopping Complexes nearby and walk to local café and grocer. Privacy being tucked away out back. 5 mins to the lake.
3. **Property aspect:** ☐NORTH ☐SOUTH ☒EAST? ☐WEST
4. **Property construction:** Brick veneer
5. **Name of Builder:** GR Homes Pty Ltd
6. **Age of property:** 13 years
7. **Size of property:** Dwelling: 157 m2 approx Land: 425 m2 approx
8. **Frame construction:** ☒TIMBER ☐STEEL
9. **Insulation:** ☐YES ☐NO **Ceilings:** ☒YES ☐NO **Walls:** ☒YES ☐NO
10. **Type of floor coverings:** Carpet and tiles
11. **Bedrooms:** 3
Built-ins (which bedrooms): All 3
12. **Bathrooms:** 2
Locations: Near bedrooms and ensuite in main bedroom.
Main Bathroom: Age: **Shower:** ☒YES ☐NO **Bathtub:** ☒YES ☐NO
2nd Bathroom: Age: **Shower:** ☒YES ☐NO **Bathtub:** ☐YES ☒NO
13. **Total Toilets:** 2 **Location:** Main Bathroom and Ensuite
14. **Kitchen:** 1 **Location:** In open plan area
Stove top: Age: ☐GAS ☒ELECTRIC
Oven: Age: ☐GAS ☒ELECTRIC
18. **Garages:** 2
Auto door/s: ☒YES ☐NO
Internal access to property: ☒YES ☐NO
19. **Outdoor & semi outdoor entertaining areas:** ☒YES ☐NO
Specify location, age, type etc: Deck outside rear off the living space.

- 20. Town Gas:** ☒YES ☐NO **Location of gas outlets:** Living area
Water Heating: ☒GAS ☐ELECTRICITY **Location:** rear of property.
- 27. Phone outlet locations:** Kitchen
- 28. NBN Internet:** ☒YES ☐NO
- 29. Rates: COUNCIL:** \$535.80 approx./quarter **WATER:** \$280approx./quarter
- 30. Strata:** NIL approx./quarter
- 31. Age of wiring:** 13 years approx.
- 32. Age of plumbing:** 13 years approx.
- 33. Pest and Building Inspection:** See Report provided by Kingfisher Building and Pest Inspections - Ph 0249 104004
- 34. Inclusions:**
- | | | | |
|---|---|--|--|
| ☒ Blinds | ☒ Fixed floor coverings | ☐ Ceiling fans | ☒ Dishwasher |
| ☒ Clothesline | ☒ Insect screens | ☒ Built in robes | ☒ Stove |
| ☐ Curtains | ☒ Light fittings | ☒ External antenna | ☒ Range hood |
| ☐ Pool equipment | Other inclusions: | | |
- 35. Exclusions (not staying):**
- 36. Additional information, home improvements, location convenience etc:**
- Freestanding villa tucked away at the back away from the road.
- Torrens title. No strata!
- Brand new carpet.
- Gas cooking and heating.
- Bedrooms with built ins and main with ensuite.
- Rear deck and simple low maintenance yard.
- 450m walk to Cardiff South Village - Grocer, Butcher, Bottle Shop, Takeaway, Coffee Shop and more.
- 600m walk to Ulinga Oval, Jack Neave Oval and Tennis Courts.
- Nearby Schools, Daycare, Medical Centre, Train Station and Lakeshore.

Disclosure: This information has been furnished by the vendor of the property. The agent has taken care to maintain its accuracy. We recommend you carry out your own investigation, should you have interest in the property.

Thank you. Alexandra Diktakis 0414 772 285