

# Property information sheet.

## 17 Santabelle Crescent, Clear Island Waters

What is the land size?	850m <sup>2</sup>
When was the property built?	1995
How long have you owned the property?	Since 2012
What is the aspect of the property?	Rear to north
Is the property sewered or septic?	Sewered
Is the property fully fenced?	Yes
Is the cooktop gas, electric or induction?	Electric
Is there solar energy? If so, how many panels?	Yes, 24 panels – 6.6kw
What type of hot water system do you have?	Electric
Is there water storage?	Yes, two tanks
Is there air conditioning?	Yes – Split system units in main living areas and bedrooms
Is there an internet connection?	Yes – NBN
Is there a security system?	Security intercom
What is the zoning?	Residential A (Albert)
Is there a building and pest report available?	No
Are there any easements?	No
What schools are close-by?	St Vincent's Primary & Merrimac State School (within 2km)
What entertaining is nearby?	Golf course, tennis club, dining + cafes, chemist
What is the rental estimate?	In the vicinity of \$850

## Rates & Levies

Council Rates	Water Rates
\$2,310p/a approx.	\$1,084p/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.