Property Fact Sheet

Property Address: *8 Lindley Street Edgeworth NSW 2285*

1. **How many years have you owned this property?** 2.5years
2. **What attracted you to this property/area?** Location close to many schools, parks, Aldi, Edgeworth Town mall, Glendale Shopping Centre, walk to MacDonalds for coffee and take aways.
3. **Property aspect:** ☒**NORTH** ☐**SOUTH** ☐**EAST** ☐**WEST**
4. **Age of property:** Approx 50 years.
5. **Land:** 610 **m2 approx**
6. **Frame construction:** ☒**TIMBER** ☐**STEEL**
7. **Insulation:** ☒**YES** ☐**NO** **Ceilings:** ☒**YES** ☐**NO** **Walls:** ☐**YES** ☐**NO**
10. **Type of floor coverings:** Carpet squares over original timber floors and pine timber floors in extended area.
11. **Bedrooms:** 3

    Studies: 1
12. **Ceiling fans:** Front living, rear large room with double fans.
13. **Bathrooms:** 1
14. **Powder rooms:** 0

    Locations of bathrooms: Off the open study/office area

    Main bathroom: Age: Shower: ☒**YES** ☐**NO** **Bathtub:** ☐**YES** ☒**NO**

    Toilets: 1 **Location:** Off the open study/office area
15. **Kitchen:** 1 **Location:** Off dining area. **Age:** 2.5 years

    Stove top: Age: 2.5 years ☐**GAS** ☒**ELECTRIC**

    Oven: Age: 2.5 years ☐**GAS** ☒**ELECTRIC**
16. **Garages:** 1

    Specify location, details etc: Rear right. Oversized with some work benches.

    Auto doors: ☐**YES** ☒**NO**

    Drive through to yard: ☒**YES** ☐**NO**

    Internal access to property: ☐**YES** ☒**NO**

17. **Carports:** 2

Specify location, age, type, etc: Side drive way. Tandem, 3 years old.

Drive through to yard: ☒**YES** ☐**NO**

19. **Vehicle access to yard:** ☒**YES** ☐**NO**

20. **Outdoor & semi outdoor entertaining areas:** ☒**YES** ☐**NO**

Specify location, age, type, etc: Front sunroom & concrete area off carport.

21. **Individual air conditioners:** 2

Specify location, age, type, etc: Lounge and the large bedroom/2nd living

22. **Solar:** ☐**YES** ☒**NO**

23. **Heating:** ☐**GAS** ☒**ELECTRICITY** **Town gas:** ☐**YES** ☒**NO**

24. **Phone outlet locations:** 1st Bedroom

25. **NBN Internet:** ☒**YES** ☐**NO**

26. **Rates approx./quarter:** **COUNCIL:** $530 **WATER:** $300

29. **Pest and building inspections:** See pest and building report available from Agent. Provided by Kingfisher Building and Pest Inspections 0421 041 496

30. **Inclusions:**

☒**Blind** ☒**Fixed floor coverings** ☒**Ceiling fans** ☒**Dishwasher**

☒**Clothes line** ☒**Insect screen** ☒**Built in robes** ☒**Stove**

☒**Curtains** ☒**Light fittings** ☒**External antenna** ☒**Range hood**

☐**Pool equipment** **Other inclusions:** NIL **Exclusions:** NIL

31. **Additional information:**

Approx 17m frontage and 610m2 is in line with the potential for a second dwelling like a granny flat subj to LMCC.

Original hardwood timber floors in front of home and pine timber at the rear.

Stroll to MacDonalds, public transport, Aldi, BWS.

3-10mins drive to M1, Glendale Shopping Centre, schools, Tafe, Cardiff Train Station, Edgeworth Town Mall, Cameron park Plaza, IGA, Pasterfield Sports.

Disclosure: This information has been furnished by the current 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*