

Property information sheet.

200 Tallebudgera Connection Road, Tallebudgera	
Why are you selling?	Downsizing
What is the land size?	601 sqm approx.
When was the home built?	1988 it is 34 years old
What is the aspect?	East
What did you purchase the home for?	As a family home
How long have you owned the home?	34 years
Is the home vacant, owner occupied or tenanted?	Owner occupied
Is the home sewerred or septic?	Sewered
Is the home fully fenced?	Yes
Is there solar energy? If so, how many panels?	Yes, 6.6 kW solar
What type of hot water system do you have?	Electric
Where is the hot water unit located?	At the rear of the property
Is there air conditioning?	Split system Fujitsu in the kitchen
Is the pool salt water or chlorinated?	Saltwater with a 52,000 Litre capacity
Is there an internet connection?	Telstra Wi-Fi
What is the zoning?	Residential A
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?	Tallebudgera State School & Elanora State High School
What work/s have been completed?	Kitchen, floorings, bathrooms, and rooftop terrace
What is the revised rental estimate?	In the vicinity of \$1,050 per week
Anything else prospective purchasers should know?	Other features include water filtration system supplying entire house, remote controlled gas fireplace with convict brick feature wall and additional log burner fireplace, double brick construction.

Rates & Levies	
Council Rates	Water Rates
\$1,240 p.a approx.	\$1,849 p.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.

