

Property information sheet.

51 Saffron Street, Elanora	
Why are you selling?	Downsizing
What is the land size?	693m ²
When was the home built?	1997
What is the aspect?	East facing from the front of the house
What did you purchase the home for?	\$665,000
How long have you owned the home?	5 years approx.
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 – 23 panels
What type of hot water system do you have?	Electric
Is there water storage?	NO
Is there air conditioning?	YES – Split system in dining, master bedroom and second bedroom
Is the pool salt water or chlorinated?	Salt water
Is there an internet connection?	YES – NBN available
What is the zoning?	Residential A (Albert) – Low Density Residential
Is there a security system?	YES
Is there a building and pest report available?	YES
Are there any easements?	NO
What school catchment is the home in?	Elanora Primary School & Elanora High School
What work/s have been completed?	Bathrooms and laundry renovated in 2020
What is the rental estimate?	\$950 plus per week approx.

Rates & Levies	
Council Rates	Water Rates
\$1,946 p.a. approx.	\$1,621 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.