

## 37 CHRISTINA ST WELLINGTON POINT

### CLIENTS STATEMENT OF INFORMATION

- Please be aware that the ground floor areas of this home are approximately 2250mm from the floor to ceiling, so they are not regarded as legal height, but they are perfectly functional and should be regarded as general utility areas.
- We have recently repaired some old slab movement to a cost of approx \$12,000 which has a 50 year guarantee, and is fully transferable to the new owners. All the details of the work undertaken are available in the contents pack
- A pre-purchase building and pest report has been undertaken by the owners and this report is also available in the contents pack.