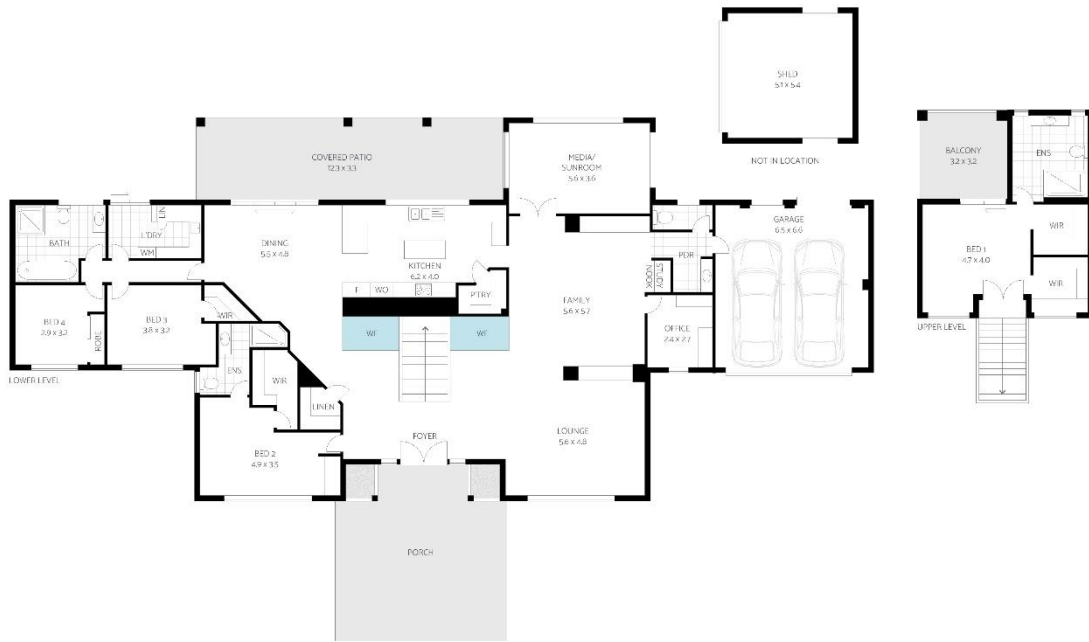


## STATEMENT OF INFORMATION



### 47 Ascot Way, LITTLE MOUNTAIN - FP

ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. Floor Plan by: RealEstateFloorPlans.com.au



INTERNAL: 276m<sup>2</sup>  
EXTERNAL: 95m<sup>2</sup>  
TOTAL: 371m<sup>2</sup>

4  
3.5  
2

**code**  
PROPERTY GROUP



### 47 Ascot Way, LITTLE MOUNTAIN

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LANDSIZE:  
4,032 m<sup>2</sup>

**code**  
PROPERTY GROUP

### RECENT AREA SALES

Address	Bed	Bath	Car	Block	Sale	Sale Date
28 Ascot Way, Little Mountain	5	5	6	4000m <sup>2</sup>	\$1,750,000	Feb '24
32 Raintree Boulevard, Little Mountain	4	2	8	4168m <sup>2</sup>	\$1,780,000	Aug '24
63 Ascot Way, Little Mountain	5	3	13	4009m <sup>2</sup>	\$1,900,000	May '24
15 Oakwood Street, Little Mountain	5	3	5	2003m <sup>2</sup>	\$2,005,000	Aug '24

**Listing Address: 47 Ascot Way, Little Mountain**

**GENERAL DETAILS**

Lot No.	<input type="checkbox"/> 122
Plan No.	<input type="checkbox"/> RP 175119
Land Size	<input type="checkbox"/> 4,032m <sup>2</sup>
Floor Size	<input type="checkbox"/> 371m <sup>2</sup>
Year Built	<input type="checkbox"/> 1982
Builder	<input type="checkbox"/> Unknown
Easements	<input type="checkbox"/> Nil
Solar Panels	<input type="checkbox"/> 10kW
Water Tank	<input type="checkbox"/> 10,000ltrs
Pool Filtration + Size	<input type="checkbox"/> Sale Chlorinated
Alarm System	<input type="checkbox"/> Nil
Cooking Power (Stovetop / Oven)	<input type="checkbox"/> Gas / Electric
Hot Water	<input type="checkbox"/> Electric
Cooling & Heating	<input type="checkbox"/> Split System Air Conditioners + Ceiling Fans
Council Bin Services	<input type="checkbox"/> Thursdays – General + Garden/Recycling
Qld Govt. School Catchment Zone	<input type="checkbox"/> P – Y12 Meridan State College
Council Rates	<input type="checkbox"/> \$2,474 pa
Current Water Rates	<input type="checkbox"/> \$1,332 pa

**BODY CORPORATE DETAILS**

Strata Manager	<input type="checkbox"/> Nil
Contact	<input type="checkbox"/> Nil
Community Title Scheme No. + Name	<input type="checkbox"/> Nil
Administration Fund	<input type="checkbox"/> Nil
Sinking Fund	<input type="checkbox"/> Nil
Insurance Levy	<input type="checkbox"/> Nil
TOTAL (per year)	<input type="checkbox"/> Nil
Balance of Sinking Fund	<input type="checkbox"/> Nil

**CURRENT TENANCY DETAILS**

Lease Type	<input type="checkbox"/> Nil
Term	<input type="checkbox"/> Nil
Current Weekly Rent	<input type="checkbox"/> Nil
Bond	<input type="checkbox"/> Nil
Management	<input type="checkbox"/> Nil
Estimated Rental Appraisal	<input type="checkbox"/> \$2,200 - \$2,500 pw

**CHATTELS**

Included Chattels	<input type="checkbox"/> Not specified
Excluded Chattels	<input type="checkbox"/> Not specified

**Disclosure:** Although we have made every effort to ensure the accuracy of the information presented in this statement, all details provided are approximate and of a general nature. No responsibility is taken for any error, omission, or misstatement. All interested parties must satisfy themselves about the property by doing their own inspections, surveys, verification, tests, and searches. Furthermore, we recommend that all interested buyers obtain independent legal advice about the contract, before signing.