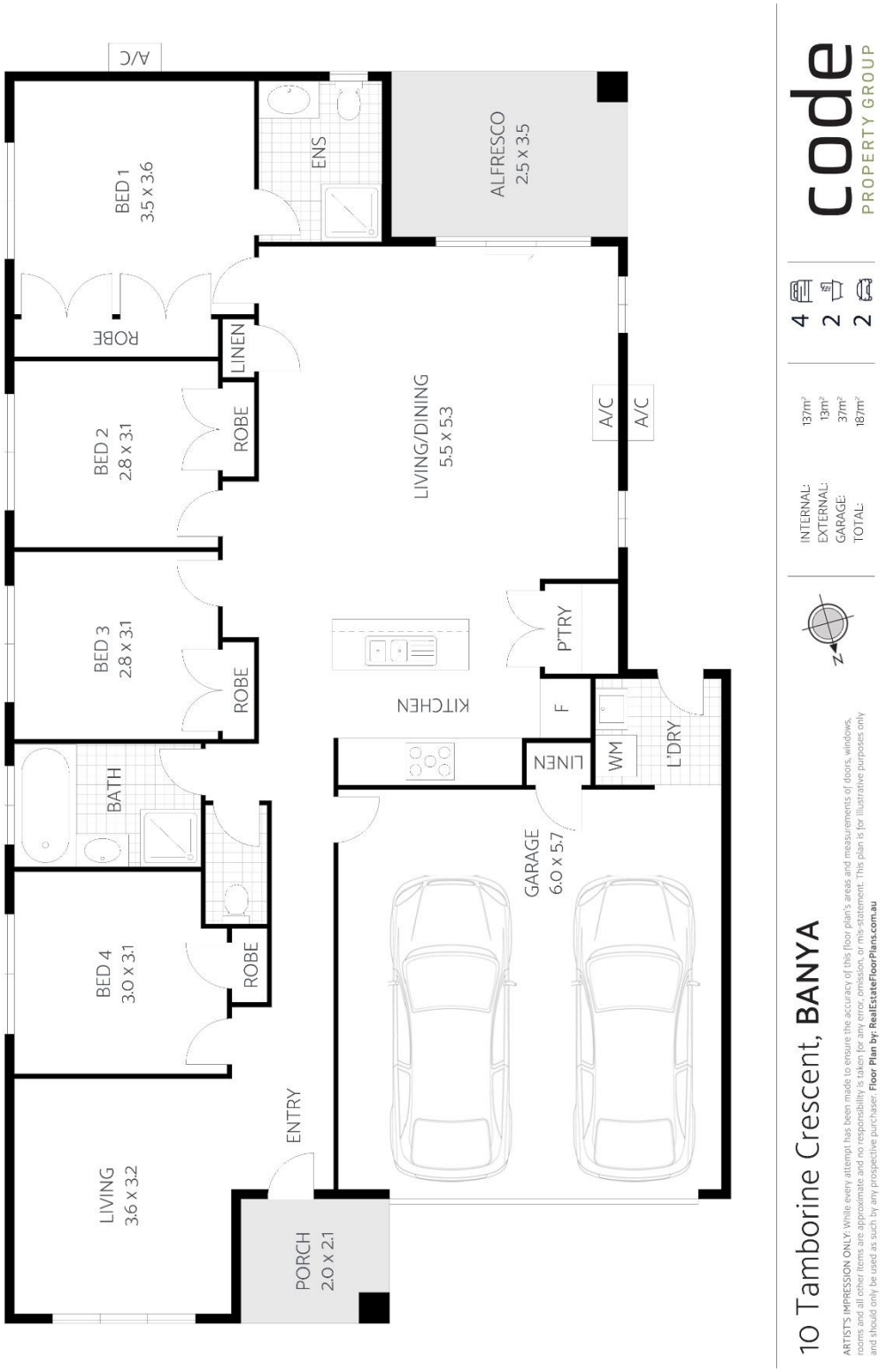

RECENT AREA SALES

Address	Bed	Bath	Car	Block	Sale	Sale Date
7 Snowy Crescent, Nirimba	4	2	2	350m²	$810,000	Aug '24
109 Great Keppel Way, Banya	4	2	2	392m²	$835,000	Sep '24
25 Frangipani Crescent, Nirimba	4	2	2	357m²	$855.000	Aug '24
3 Daydream Crescent, Banya	4	2	2	357m²	$855,000	Sep '24

Listing Address: 10 Tamborine Crescent, Banya

GENERAL DETAILS

Lot No.	☐ 8451
Plan No.	☐ SP 330049
Land Size	☐ 350m^2
Floor Size	☐ 187m^2
Year Built	☐ 2023
Builder	☐ Glenvill Homes
Easements	☐ Nil. Nb: Veg Notice Vegetation Management Act 1999
Solar Panels	☐ Nil
Water Tank	☐ Yes – 5000ltrs
Pool Filtration + Size	☐ Not Applicable
Alarm System	☐ Nil
Cooking Power (Stovetop / Oven)	☐ 900mm Rangehood, Oven and Gas Cooktop
Hot Water	☐ Continuous Flow Gas Hot Water System
Cooling & Heating	☐ Ducted Air-Conditioning + Ceiling Fans
Council Bin Services	☐ Thursday – General + Recycling/Garden
Qld Govt. School Catchment Zone	☐ P-Y6 Nirimba SPS, Y7-Y12 Baringa SSC
Council Rates	☐ $1,799
Current Water Rates	☐ $1,000

BODY CORPORATE DETAILS

Strata Manager	☐ NA
Contact	☐ NA
Community Title Scheme No. + Name	☐ NA
Administration Fund	☐ NA
Sinking Fund	☐ NA
Insurance Levy	☐ NA
TOTAL (per year)	☐ NA
Balance of Sinking Fund	☐ NA

CURRENT TENANCY DETAILS

Lease Type	☐ Fixed 12 Month Term
Term	☐ 10/01/2024 to 23/01/2025
Current Weekly Rent	☐ $630 pw
Bond	☐ $2,520 currently held
Management	☐ Oliver Hume Property Management
Estimated Rental Appraisal	☐ $700 - $750 per week

CHATTELS

Included Chattels	☐ Not yet specified
Excluded Chattels	☐ Not yet 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.

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PROPERTY GROUP