

INFORMATION | 137 Weggery Drive

<u>Rates</u>	\$5,091.79
<u>RV</u>	\$910,000
<u>Build</u>	16/11/87 Building Permit 70613 DWELLING 177 SQ M 07/07/89 Building Permit 11819 LAUNDRY 4-6 SQ M 08/12/89 Building Permit 78437 NON-HABITABLE CONSERVATORY 8-4 SQ M 10/05/91 Building Permit 18542 EXTENDING BASEMENT UNDER HOUSE 23-78 SQM 05/07/07 BUILDING CONSENT 070774 : Installation of Metro Eco Extreme Ped. : Code Compliance Certificate issued 16/07/07 21/12/10 BUILDING CONSENT 100527 : Addition & Alteration : Code Compliance Certificate issued 11/07/11 24/08/16 BUILDING CONSENT 160621 : New two bedroom sleepout. : Code Compliance Certificate issued 24/01/17
<u>Size</u>	220m2 dwelling 1092m2
<u>Foundation</u>	Concrete slab on main house, steel beam. Concrete slab Cottage
<u>Roofing</u>	Decromastic Tiles main house, coloursteel cottage
<u>Heating</u>	Wood burner main house, underfloor heating in main bathroom, heat pump in cottage
<u>Cladding</u>	Cedar weatherboard, concrete block, hardiflex board Main house Superclad roll-form on cottage
<u>Finishings</u>	2 x dishdrawer, workshop, kitchenette in cottage, conservatory, office, shade sail, cottage is double glazed, new carpet NOV 2024, new hard flooring JUL 2024, new roof on conservatory JUL2025, wrap around deck
<u>Energy</u>	Bottled Gas for cooking in main house, infinity hot water x 2
<u>Insulation</u>	As original build and added between the garage and level 1

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NOTE: This information is provided in good faith, based on information available at the time and as advised by the current owner.

Sharalyn Fraser
Agency

<u>Parking</u>	Double internal garage, off street parking
<u>Chattels</u>	Auto garage door opener x 2 & remote x 2, Window treatments, Clothesline, Dishwasher, Electric oven, Electric hob, Extractor fan x 2 (one in cottage & one in main house), Fixed floor coverings, Heated towel rail x 2, Heat pump x 1 & remote x 1, Infinity water heating system x 2 (one in cottage & one in main house), Light fittings, Range hood, Refrigerator (in main house), Smoke detectors, Tv bracket, Firewood, Shade sail
<u>Rental</u>	Rental Appraisal available on request

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