

INFORMATION | 5/53 Kotare Street

<u>Rates</u>	\$5,898.37
<u>RV</u>	\$1,140,000
<u>Build</u>	11/04 - Building consent New dwelling - Code Compliance Certificate 05/09/05
<u>Size</u>	270m2 dwelling 1068m2 & 1/3 share in 1292m2
<u>Foundation</u>	Concrete slab
<u>Roofing</u>	Longrun coloursteel
<u>Heating</u>	2 x Rinnai gas heaters
<u>Cladding</u>	Lockwood with aluminum covering, brick veneer
<u>Finishings</u>	New gas hot water cylinder (10 months ago), Roof rescrewing done December 2022, water tank and pump tank for rainwater for gardens, awning off dining room, 2 greywater taps on house to water the gardens, skylight, conservatory, balcony x 2, ceiling fans,
<u>Energy</u>	Gas mains, gas hot water cylinder, gas hobs, electric oven
<u>Insulation</u>	As per original build
<u>Parking</u>	Double Internal Garage, 1 x parking space at rear of property, 2 parking spaces on driveway
<u>Chattels</u>	Auto Garage Door Opener x 1 & Remote x 1, Window Treatments, Clothesline, Dishwasher, Electric Oven, Gas Hob, Extractor Fan x 2, Fixed Floor Coverings, Garden Shed x 1, Heated Towel Rail x 2, Light Fittings, Range Hood, Smoke Detector, Rinnai Gas Heaters (flued) x 2, Gas Cylinder Hot Water, Fans x 2, Lights on Sensor x 5, Water Tank & Pump, Tank for Rain Water Runoff (waters garden, on pump), Spa, Awning off Dining Room, Microwave
<u>Rental</u>	Rental appraisal available upon request

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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.