

INFORMATION | 12 Rawene Street

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| <u>Rates</u> | \$5,596.33 |
| <u>RV</u> | \$780,000 (Land - \$425,000 Improvements - \$355,000) |
| <u>Build</u> | 1963 Building Permit 4740 - Original 2 bedroom Dwelling. 1995 Building Consent 950326 – Install in-built woodsman Fire Code Compliance Certificate issued - 1 May 1995. 1998 Building Consent 971329 – Carport Code Compliance Certificate 24 February 1999 2021 Building Consent – 210994 – New Master Bedroom and Ensuite extension + kitchen relocation Code Compliance Certificate issued – 2 April 2024. |
| <u>Size</u> | Dwelling - 177 m ² Land - 890 m ² |
| <u>Foundation</u> | Piles main house, garage Concrete slab |
| <u>Roofing</u> | Mix - original metal tile roofing, corrugated iron over extension and lightweight novalite over carport. Garage original corrugated iron. |
| <u>Heating</u> | Heat pump x 2, Woodburner with wetback HW, underfloor heating in ensuite extension & separate toilet |
| <u>Cladding</u> | Original timber weatherboards + Extension - Bevelled back timber weatherboards to match existing profile + James Hardie Linea oblique weatherboards installed vertically. |
| <u>Finishings</u> | Glazing - mix of single in wooden joinery and double glazing in Aluminium joinery. |
| <u>Energy</u> | Electric hot water combined with wetback. |
| <u>Insulation</u> | <u>Original House</u> Walls insulated 2009 followed by underfloor and ceiling <u>Extension</u> external walls, ceiling and underfloor |
| <u>Parking</u> | Carport |



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| <u>Chattels</u> | Clothesline, Dishwasher, Electric oven, Electric hob, Extractor fan x 2, Fixed floor coverings, Garden shed x 2, Heated towel rail x 2, Heat pump x 2 & remote x 2, Light fittings, Range hood, Smoke detectors x 5, Woodburner with wet back hot water cylinder |
| <u>Rental</u> | Available on request |
| <u>Other</u> | Halo 10 year residential guarantee - Commenced on 12 December 2022 and ends on 11 December 2032. Maximum Limit of Guarantee Cover is \$320,488. |

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

