

INFORMATION | 17 Rata Street

<u>Rates</u>	\$6,153.13
<u>RV</u>	\$820,000
<u>Build</u>	27/01/60 Building Permit 1427 DWELLING 1130 SQ FT 02/03/70 Building Permit B071343 ADD & ALTER 707 SQ FT 05/05/81 Building Permit J011443 GARAGE 32-4 SQ M 29/05/81 Building Permit J011497 KENT LOG FIRE 20/11/91 Building Permit 64707 ALTERATIONS 14 SQ M Building consents and CCCs were introduced in 1991. Work done under a building permit before July 1992 was not required to have a CCC.
<u>Size</u>	150m2 dwelling 894m2
<u>Foundation</u>	Dwelling and Garage - Concrete Piles
<u>Roofing</u>	Dwelling and Garage - Corrugated Iron
<u>Heating</u>	Heat pump
<u>Cladding</u>	Dwelling - Weatherboard Garage - Galvanised metal weatherboards
<u>Finishings</u>	Wooden floors on ground level, Pyrotech oven (cleans itself), filtered rangehood (no external extraction), tiled floor in conservatory, repainted interior 2020, new drapes 2020, fruit trees fig, peach, apple, Conservatory roof has been redone and window latches replaced
<u>Energy</u>	Electric Oven and hobs, Water heating electric, Gas to property but disconnected
<u>Insulation</u>	Added underground waterproof rubber and rug to ceiling 2021
<u>Parking</u>	Double garage plus outdoor parking

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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

Chattels | Auto Garage Door Opener x 1 & Remote x 2, Window Treatments, Clothesline, Dishwasher, Electric Oven, Induction Hob, Extractor Fan x 1, Fixed Floor Coverings, Heated Towel Rail x 1, Heat Pump x 1 & Remote x 1, Light Fittings, Range Hood, Refrigerator, Security System (as is), Smoke Detector, 3 Seater Couch in Lounge, 2 Seater Couch in Lounge, 1 Seater Blue Leather Couch (as is), Dining Table & 8 Chairs (as is), Drawers in Garage

Excluded | Garden Art & Pots

Rental | Available Upon Request

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