

INFORMATION | 33 Olive Terrace

<u>Rates</u>	\$5,461.66
<u>RV</u>	\$680,000 (Land Value \$455,000 – Improvements \$225,000)
<u>Build</u>	1980 Building Permit (21388) – Dwelling
<u>Size</u>	Dwelling Floor area 190 m ² Land Area 851 m ² (more or less).
<u>Foundation</u>	Mix – Concrete Slab and piles.
<u>Roofing</u>	Recently re-roofed with corrugated iron.
<u>Heating</u>	Gas Fire, Gas water heating, electric heat pump (x2)
<u>Cladding</u>	Weatherboard
<u>Finishings</u>	New roof installed in the last year, Aluminium windows mix single and double glazing.
<u>Energy</u>	Electric oven and cooktop, Gas fireplace, heat pump (x2)
<u>Insulation</u>	Preliminary and General specifications indicate insulation to all exterior framed walls and between ceiling joists to all framed ceiling areas. Underfloor insulation where foundation is piles. (source: KCDC building file)
<u>Parking</u>	Double garage with two single roller doors.
<u>Chattels</u>	Auto Garage Door Opener x 2 & Remote x 3, Window Treatments, Clothesline, Dishwasher, Electric Oven, Hob, Extractor Fan x 2, Fixed Floor Coverings, Garden Shed, x 2, Heated Towel Rail x 2, Heat Pump x 2, Infinity Water Heating System, Heat Transfer System, Light Fittings, Range Hood, Security System, Smoke Detectors x 4, Gas Fire, Pool Equipment (Pump, Cleaning), Water Tank - outside lounge, Raised Garden Beds x 4, Garage Shelving, Garage Benches, Garage Cupboards
	<u>Negotiable</u> Fridge
	<u>Excluded</u> Water Tank - behind garage, Washing Line in Laundry, Handitowel Holder in Kitchen

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