

FAST FACTS

ADDRESS	3 Stephanie Close Macquarie Hills
PRICE GUIDE	\$900,000 - \$950,000
TITLE TYPE	Torrens Title
APPROX LAND SIZE	714 m2
ZONING	R2 Low Density Residential
FLOOD PRONE	No
COUNCIL RATES	\$510 approx. per quarter
WATER RATES	\$300 approx. per quarter
ESTIMATE RENTAL RETURN	\$720 per week
SALE SUBJECT TO EXISTING TENANCY	Yes
YEAR PROPERTY WAS BUILT	1990
HEATING	Reverse Cycle/Split System Air Conditioning
COOLING	Reverse Cycle/Split System Air Conditioning, Ceiling fans in the bedrooms and living areas
SOLAR	NIL
HOT WATER TYPE	Electric, 315L
COOKING	Electric Cooktop, Freestanding oven
CONSTRUCTION / ROOF	Brick - Roof: Tiled
INSULATION	Ceiling
POOL	Inground chlorine pool
RENOVATIONS/UPDATES	New carpets and paint throughout
SCHOOL ZONES	Cardiff South Public School, Cardiff High School