

## PROPERTY INFORMATION & FREQUENTLY ASKED QUESTIONS

Property address: 8B Fourth Avenue South Townsville Qld 4810

Reason for moving/selling?	Moved into our other property, only want to own one property.
What are the fridge space dimensions?	900 x 1800 mm
Is public transport accessible?	Yes, Bus Stop end of Street 100m
Do you know what material the home is built with?	Timber frame, Weathertex exterior walls, Iron Roof, Steel Posts
Have there been any renovations? When was this work completed?	Yes, sliding door removed 2021
Gas, electric or induction oven/cooktop?	Electric oven – induction cooktop
What is the type of flooring?	Cypress polished timber floors – tiles to bathrooms/toilets
Is the yard accessible?	Yes
Is there solar energy?	No
Does the house have NBN?	Yes
What type is the hot water system?	Gas
Is the yard pet friendly?	Yes
Is there irrigation?	Yes
Is there a heating or cooling system (e.g. air-conditioning)?	Yes
What is the rental estimate?	\$400 per week
What are the Council Rates?	\$1,600 half yearly
Was the house flooded in February 2019?	No water in yard or house
What do you love most about the property?	Quite area, lovely sitting on veranda, small and easily maintained
Can you think of any other features that may be of interest to prospective buyers?	Short distance walk to beach and river and eco walking paths
What are your top 5 favourite aspects of living in your home/area?	2 km to Townsville City and 3 km to The Strand 1.7 km to Palmer Street restaurants precinct 2.5 km to QLD Country Bank Stadium (Cowboys) 4 mins walk to convenience store, VIP Gourmet Cellar & Victoria Park Hotel 10 mins walk to Commonwealth Hotel
Any further comments:	South Townsville is a quite older suburb with heritage buildings and well-established parks and gardens