

Property Facts Sheet

Commonly asked questions



What are the 3 things the owners love most about the home?

- ~ Rural feel with creek and tree view
- ~ Location – proximity to all
- ~ Separation of living

Property Address

24 Praed Street, Red Hill

Land Size

1366 sqm

House Size

Internal - 310sqm, External – 156sqm

When was the home built?

1927 original home then a huge renovation was done to the current home in 2008

Why are the owners selling?

Downsizing after 21 years

Is there broadband or internet connection?

Cable broadband / NBN

Is there Foxtel?

Yes

The cooktop is? (Electric / Gas / Induction)

Gas

Fridge space?

94.5 cm upstairs, 95.0 cm down

Is there solar energy installed in the home?

No

Is there a view?

Yes, tree and Enoggera creek view

Type of hot water system?

Gas, Rheem

Is there a water tank, what is its capacity?

Yes, 10,000 litres

Is there air conditioning?

Yes, 2 X Living, 3 X Bedrooms

Is there any additional storage?

Huge storeroom with garage & work shop

What is the aspect of the property?

North, North west at rear

Which Council is the property in?

Brisbane City

What are the Council rates?

\$611.84 per quarter

Are there any Easements or Encumbrances on the property?

No

Does it have a safe and high ceilings?

Yes

Is the roof insulated?

Partially

Are the kitchen and bathroom benches stone?	Yes, Caesar stone
Is there a pool?	Yes, 40,000 litres, Salt water, built 2016
Is there a Pool Safety Certificate?	Yes
Is there an ensuite?	Yes
Is the dishwasher staying with the home?	Yes, two dishwashers
Are Building and pest inspections available?	Yes
What is the owners preferred settlement?	Flexible. Ideal January, 2021
Will a 4 wheel drive fit in the garage?	Yes, owners do with a roof rack
Does the property have side access? If so, how wide?	Right side, 5.5 m (approx.)
What is the rental estimate?	\$1,350 to \$1,500 per week
Would the owners rent the property back?	Yes, the owners would sign a lease to rent back.
Is the property pet friendly?	Yes, secure with electric gate
What is the street frontage of the block?	18.3m
What was 2011 flood level?	To the sewer grate only. Please note the Creek is not tidal.
Is there a second kitchen?	Kitchenette downstairs (Top deck also has fridge, freezer and cupboard space)
Is there an office?	Yes, off the front bedroom and the 3rd Bedroom is used as an office and the desk can stay or be removed, buyers choice.
Where is the study nook located?	It is in the cupboards off the living room upstairs
Is there room for an outdoor fridge?	Yes, on the top level the cupboard has room & power for a fridge and freezer. There is also room and power points to the lower deck
Which school catchment is it in?	Kelvin Grove State College
What would it cost to polish the floors?	Quote Available Sand and finish 3 coats 2 levels \$5,379.00 & Carpets \$2,286. Ask for copies for details.
Are there any other features to note?	

- ~ Laundry shoot from kitchen cupboard
- ~ Parkland in the street
- ~ Premium schools so close
- ~ Transport in Kelvin Grove Road or Waterworks Road
- ~ Wine cellar for 1230 bottles, climate controlled, demountable
- ~ Fruit trees include Bowen Mango, Ruby Grapefruit, Pomegrate, Lime, Figs, Blood Orange, Avocado, Lemon, Bay tree, Mandarin and Kaffir Lime
- ~ Lockable door at top of stairs
- ~ Rural feel with creek at the rear of the block
- ~ Proximity to the city, bike paths and shops
- ~ Two huge decks across the rear on both levels
- ~ In ground Safe



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