

A word from the Owners of 141 Fairhill Road, Ninderry



Configuration	3 Bedrooms 2 Bathrooms 2 Car
Land Size	Land: 2,883sqm
Rates	\$2,429.22. per annum – approximately.
Rental Appraisal	\$875.00 to \$950.00 per week – approximately.
What first attracted you to this home?	The peaceful, private setting was what first drew us to the home. It offers a real sense of tranquility while still being conveniently close to major shopping precincts and everyday amenities. I also grew up in a mud brick home, so discovering that this was constructed from mud brick it immediately felt familiar and nostalgic, reminding me of my childhood.
Why are you selling?	As I've gotten older, maintaining the property has become more difficult. I will dearly miss the home and its beautiful surroundings.
What is the construction of the property and roof?	Property: Mud Brick Roof: Colourbond

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<p>When was the home built and who was the builder?</p>	<p>Year Built: 1992 Builder: John Christie</p>
<p>Inclusions to remain with the property?</p>	<p>Dish drawer and blinds, and curtains throughout.</p>
<p>Any cooling or heating?</p>	<p>Ceiling fans are installed in two of the bedrooms, as well as the living area. In addition, split system air-conditioning is installed in both the master bedroom and living room, with both units having been recently cleaned and serviced.</p>
<p>School catchments</p>	<p>North Arm State School – Prep to Year 6 Nambour State College – Year 7 to Year 12</p>
<p>Have you completed any renovations or additions?</p>	<p>During our ownership of the property, we have completed a number of renovations and improvements, including:</p> <ul style="list-style-type: none"> • Removing the wall that previously separated the kitchen and living area to create a more open and connected living space. • Renovating the kitchen, including the installation of the island bench and butler’s pantry. • Renovating the main bathroom. • Constructing the beautiful timber verandah on the side of the home, creating a peaceful space to relax and enjoy the surroundings.
<p>Are there any other benefits or features you love about the property?</p>	<ul style="list-style-type: none"> • Surrounded by nature, creating a peaceful and relaxing environment. • Regular visits from kangaroos, parrots and a variety of native birdlife. • Water dragons can often be seen coming from the dam behind the property. • A quiet and private setting with a real sense of space and tranquility. • Conveniently located while still feeling like a private retreat. • Enjoy the best of both worlds – a natural, peaceful lifestyle with easy access to everyday amenities. <p><small>DISCLAIMER: the information contained in this fact sheet is provided by the Seller of the property and is therefore their opinion and recollection and may not be wholly accurate. Please rely on your own searches and investigations to verify the accuracy of the information.</small></p>