McGrath

PROPERTY INFORMATION & FREQUENTLY ASKED QUESTIONS

Property address: 10 Cottesmore Crescent Castle Hill

Council Rates	12492.16 yearly

Property Features

Reason for Moving	Downsizing
Fridge Space Dimensions	H1700 W800 D800
- Is Fridge Space Plumbed	Yes
Public Transport Accessible	Yes
Flooring Type/s	Concrete
Roof Type	Tiles
- Roof Age/ Install Date	30 years, but has recently been repaired with new tiles and capping.
Renovation Details	New main bathroom, new carpets, new curtains, fans and fully painted in and out.
Solar Panels & Size of System	No
Does the property have a pool?	Yes
- Pool Details (e.g. age, pool water type, etc.)	Concrete, salt water, 12 years old
- Current Pool Safety Certificate?	Yes
Is the property NBN ready?	Yes
Access to Yard	Corner block
- Pet Friendly?	Partially fenced
Heating/Cooling System/Appliance Details (e.g. air-conditioning)	Fully ducted air conditioning upstairs and split systems in 4 bedrooms downstairs.
- What type is the hot water system?	Electric
- Cooktop Type	Electric
Was the Property Flooded in 2019?	No
Favourite aspects of living in your home/ surrounding area	Premium location on top of Castle Hill with a East/South aspect. Incredible views of Cleveland Bay and the City, Large entertaining spaces with beautiful pool. The house is on a large block and offers great privacy. Easy walk to Yarrawonga park offers playgrounds for the young and space for the teenagers. Very close to all amenities, including schools, the Strand, the city centre, the Stadium and Island Ferry Terminal and the entertainment precinct. Large 6 bedrooms, 2 car garage

All information contained herein is gathered from sources we believe to be reliable.
However, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

McGRATH

PROPERTY IMPROVEMENTS & RENOVATION HISTORY

10 Cottesmore Crescent

CASTLE HILL QLD 4810

The following chronological summary outlines renovations, improvements, maintenance, and equipment upgrades undertaken at the property, as advised by the seller.

YEAR	WORKS / IMPROVEMENTS
2009	New kitchen constructed by Townsville Cabinetmaking & Joinery.
2012	Roof maintenance work undertaken.
2014	New swimming pool constructed by Colonial Pools.
2014	New rear deck built by Errol Turner Constructions.
2014	New tiles installed throughout all external areas. Spare tiles are stored near the hot water system, adjacent to the clothesline.
2020	Roof repairs, including replacement of more than 200 roof tiles and recapping.
2022	New ducted air-conditioning system installed by Rowan Air. Invoice referenced.
2024	External areas of the house painted by Supreme Paints.
2025	New hot water system installed by Rapid Plumbing. Invoice referenced.
2025	New smoke alarm system and intercom system installed by electrician Ben Douglas. Supporting document referenced.
2025	New roller blinds installed.
2026	Internal areas of the house painted by Supreme Paints.
2026	Roof maintenance and sealing undertaken by The Roof Tiler.
2026	New main bedroom ensuite, including bathroom, shower, and toilet, constructed by Catobuilt Constructions.
2026	Internal stairs polished.
2026	New carpet and curtains installed by Carpet Call Townsville.
2026	Internal vacuum cleaner serviced by McGovern Agencies.
2026	New fans and downlights installed throughout the house by Lazzaroni Electrical.
2026	Pool safety certificate issued by Absolute Pool Safety. Certificate referenced.
2026	New main electrical board installed by Lazzaroni Electrical. Work completed and awaiting Ergon sign-off.
2026	Pest inspection and treatment undertaken by Flick Pest Control. Report referenced.

SUPPORTING DOCUMENTATION

The seller has referenced invoices or supporting documents for the 2022 air-conditioning, 2025 hot water, 2025 smoke alarm/intercom works, 2026 pool safety certificate, and 2026 pest inspection/treatment. Copies can be provided separately where available.

Important: The 2026 main electrical board work is noted as still in progress, pending Ergon sign-off. Sellers will ensure Ergon signoff is completed prior to settlement.

This summary is based on information provided by the seller and is supplied for general buyer information. Buyers should make their own enquiries and verify matters of importance, including approvals, certificates, and the condition of improvements.