

Property Appraisal Checklist



Property address:	60 Oceanic Drive Sea View		
Full name of owner(s):	Cassandra Bernice Mather and Anthony Frank Huddle		
Date of appraisal:	11 /04 /19	By (agent):	Rick Hamilton
Contact details:	(H) 9729 6387	(W)	
	(M) 0412 744 982	(E)	cmather@hopkinshop.com
Name of tenant:	N/A		
Contact details:	(H)	(W)	
	(M)	(E)	
Rental term & rental price:			

Land area	728 sqm	Zoning	R20
Location/nearby amenities	Near ocean		
Statutory particulars	Location	Garriden	Plan diag. 176 Lot 102 Vol. 7 Folio 2
Rates	City council (Blue Sky City)	\$2200	Water Authority \$360
Services	Electricity <input checked="" type="checkbox"/>	Gas <input checked="" type="checkbox"/>	Water Bore <input type="checkbox"/> Mains <input checked="" type="checkbox"/> Rainwater <input type="checkbox"/> Sewer <input checked="" type="checkbox"/> Septic <input type="checkbox"/>
Construction	Fibro and tin		Builder Sainsburys
Style	Bungalow		Age 50
Area (sqm)	Living 130sqm	Verandahs 20sqm	Garage 16m2 Carport

Feature	Description
Front garden	Several established trees, well kept lawn.
Front façade	Attractive, but needs painting.
Garage	One car with garage door (self standing)
Car port	None
Verandah	Outside front door, quite spacious, tiled
Entry hall	Narrow, dark
Lounge	Large with wood picture rail on wall, old curtains, reasonable carpet, ceiling rose
Formal dining	Large but dark, ornate ceiling rose same carpet as lounge
Hallways	Features ornate jarrah frames at each end
Casual meals	Located in kitchen, cramped
Kitchen	Original and small, gas cooking and old linoleum floors
Family room	N/A
Games room	N/A
Home theatre	N/A
Bedroom 1	Large with stained glass window. Ceiling fan and ceiling rose. No curtains.
Ensuite	N/A
Bedroom 2	Reasonable size but carpets need replacing. Very old curtains.
Bedroom 3	N/A

Bedroom 4	N/A							
Bedroom 5	N/A							
Bedroom 6	N/A							
Study	N/A							
Sleep out	Flat asbestos roof, needs new floor coverings, feels damp.							
Main bathroom	Terrazzo floors, large bath and shower, 50's style.							
Bathroom 3	N/A							
Toilets (x 1)	Contained in main bathroom							
Laundry	Outdoor laundry – very rundown, old trough etc.							
Insulation	According to vendor <i>None</i>							
Hot water system	Gas				Electric			storage (old)
Shed	2 large tin sheds (one in disrepair, leaking roof etc)							
Back garden	Neat with few plants, some trees.							
Swimming pool	N/A							
Window treatments	Very old Holland blinds, limited coverage							
Built in furniture	N/A							
Pergola	N/A							
Reticulation	Mains		Bore		Auto		Manual	
Extras	BBQ		Security system		Intercom		Clothes line	
	TV antenna		Ducted vacuum		Retaining		Fencing	<i>Timber picket</i>
Climate control	Split system		Ducted evaporative		Ducted reverse cycle		Gas heater	
	Fireplace				Other			
Presentation	Low		Medium				High	
Views	180 degree ocean views from ground level, Unlimited views if 2 nd storey developed.							
Road	Quiet		Medium				Busy	
Development potential	Large block, suit duplex or renovate/redevelopment – 2 nd storey for views.							
Property restrictions	None							
Proposals which may affect property	None							
Price current owner paid	\$120 000 June 1985							

Summary	<i>Given that the block has suburb ocean views but the house is 50 years old, is fibro and tin in construction and has not been well maintained, it is very likely the next owner will redevelop the site. There are already several redeveloped sites in the street and surrounding areas. The value of the property is likely to be in its block value but some consideration needs to be given to the house as extensive renovations could be done.</i>
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Recommendations	<i>The exterior of the house could be painted to improve its street appearance and the laundry could be cleaned up.</i>
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Comments	<i>Needs TLC. Good development potential, growth area. Could have cottage value/charm.</i>
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