



186 Ellerston Ave,
Isabella Plains, ACT 2905



5



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2

Auction
Advantage



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Thank you for attending this open home.

186 Ellerston Avenue, Isabella Plains ACT 2605

We appreciate you taking the time to inspect this property.

Our aim is to ensure you have all the information you need to make an informed decision.

If You Are Buying, We Can Provide:

- Copies of all relevant reports and documentation
- Guidance on the auction process and bidding strategy
- Flexible settlement and deposit arrangements (where possible)

Download all property documents instantly — just scan the QR code within this document.

In most instances, we do not sell prior to auction. This allows you the time to complete your research, arrange finance, and make an informed decision — without unnecessary pressure.

If you need an inspection outside of the scheduled open home times, please let me know and I'll do my best to arrange a suitable time.

If You Are a Future Seller, We Can Provide:

- A detailed market appraisal with recent comparable sales
- A tailored auction strategy to maximise competition and price
- Advice on presentation, marketing, and campaign timing
- Clear updates and feedback throughout the process

With over 350 auctions called, we understand the important concepts that drive strong results — from buyer psychology to campaign timing and on-the-day strategy.

Learn more about how we achieve top results — scan the QR code within this document to visit our auction portfolio and seller resources.



Frank Walmsley

Auctioneer and Director

Real Estate Licence Number: 18404240

My email is contact@auctionadvantage.com.au

My mobile is 0400 446 605



Contract for Sale



Building and Compliance Report



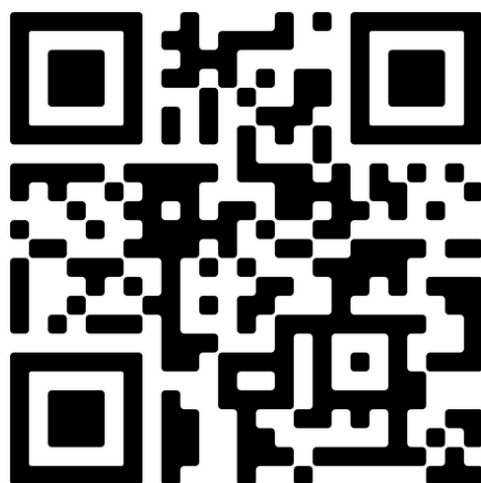
Dimensional Floorplan



Sales Valuation



Isabella Plains Market Report



Rental Valuation



Property Walkthrough



Secondary Residence

Building Plans



AirDNA Report



Builders Workmanship Guarantee



Primary Residence

AirDNA Report



186 Ellerston Avenue - A Blue-Chip Dual Occupancy Property

If you've been searching for a blue-chip property investment or a rare multi-generational living option - look no further. Set on a 762 sqm block, this property offers two fully self-contained residences on one title - with vacant possession..

Property Snapshot:

- Primary Residence
 - 3 bedrooms, 2 bathrooms
 - Living area of 130.46 m²
 - EER of 2.5
 - Spacious living zones
- Secondary Residence - Built in 2021 by Canberra Granny Flat Builders, backed by a lifetime workmanship guarantee.
 - 2 bedrooms, 2 bathrooms
 - Living area of 89.98 m²
 - EER of 5.5
 - Fully adaptable luxury dwelling designed for accessibility, ageing-in-place, and disability-friendly living





Investment highlights:

- Traditional Rental Potential – Around \$75,000 per annum combined,
- Airbnb Upside – Up to \$100,000 gross per annum, with Tuggeranong Valley being one of Canberra’s strongest short-stay markets due to high demand from government departments and limited supply,
- Depreciation Benefit – Around 35 years of depreciation remaining on the secondary residence, delivering approx. \$6,000–\$7,000 per year in non-cash deductions,
- Holding Costs – One set of rates and land tax (two homes, one block),
- Vacant Possession – Move in, rent out, or Airbnb immediately

Why this matters for your portfolio?

Properties like this represent the next evolution of Canberra investment – combining strong rental returns, short-stay upside, depreciation benefits, and family flexibility. Whether you’re seeking positive cashflow, long-term growth, or multi-generational housing, this property ticks all the boxes.

Sales Agreement

The Law Society of the Australian Capital Territory: Contract for Sale Schedule

Land	The unexpired term of the Lease	Unit	UP No.	Block	Section	Division/District
				14	801	Isabella Plains
and known as 186 Ellerston Avenue, Isabella Plains ACT 2905						
Seller	Full name	Lynette Dorothy Dade				
	ACN/ABN					
	Address	186 Ellerston Avenue, Isabella Plains ACT 2905				
Seller Solicitor	Firm	Eastwoods Legal				
	Email	darren@eastwoodslegal.com.au				
	Phone	02 6100 6553	Ref DC:SH:254743			
	DX/Address	PO Box 3487, Manuka ACT 2603				
Stakeholder	Name	Auction Advantage Trust Account				
Seller Agent	Firm	Auction Advantage				
	Email	contact@auctionadvantage.com.au				
	Phone	0400446605	Ref			
	DX/Address	2/80 Emu Bank, Belconnen, ACT 2617				
Restriction on Transfer	Mark as applicable	<input checked="" type="checkbox"/> Nil	<input type="checkbox"/> section 370	<input type="checkbox"/> section 280	<input type="checkbox"/> section 306	<input type="checkbox"/> section 351
Land Rent	Mark one	<input checked="" type="checkbox"/> Non-Land Rent Lease	<input type="checkbox"/> Land Rent Lease			
Occupancy	Mark one	<input checked="" type="checkbox"/> Vacant possession	<input type="checkbox"/> Subject to tenancy			
Breach of covenant or unit articles	Description (Insert other breaches)	As disclosed in the Required Documents				
Goods	Description	Fixed floor coverings, light fittings, Dishwasher, Window Treatments as inspected. Granny Flat as inspected				
Date for Registration of Units Plan	Not applicable					
Date for Completion	On or before 30 days from the Date of this Contract					
Electronic Transaction?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes, using Nominated ELN: PEXA				
Land Tax to be adjusted?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes				
Residential Withholding Tax	New residential premises?	<input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes	
	Potential residential land?	<input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes	
	Buyer required to make a withholding payment?	<input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes (insert details on p.3)	
Foreign Resident Withholding Tax	Relevant Price more than \$750,000.00?	<input type="checkbox"/> No			<input type="checkbox"/> Yes	
	Clearance Certificates attached for all the Sellers?	<input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes	

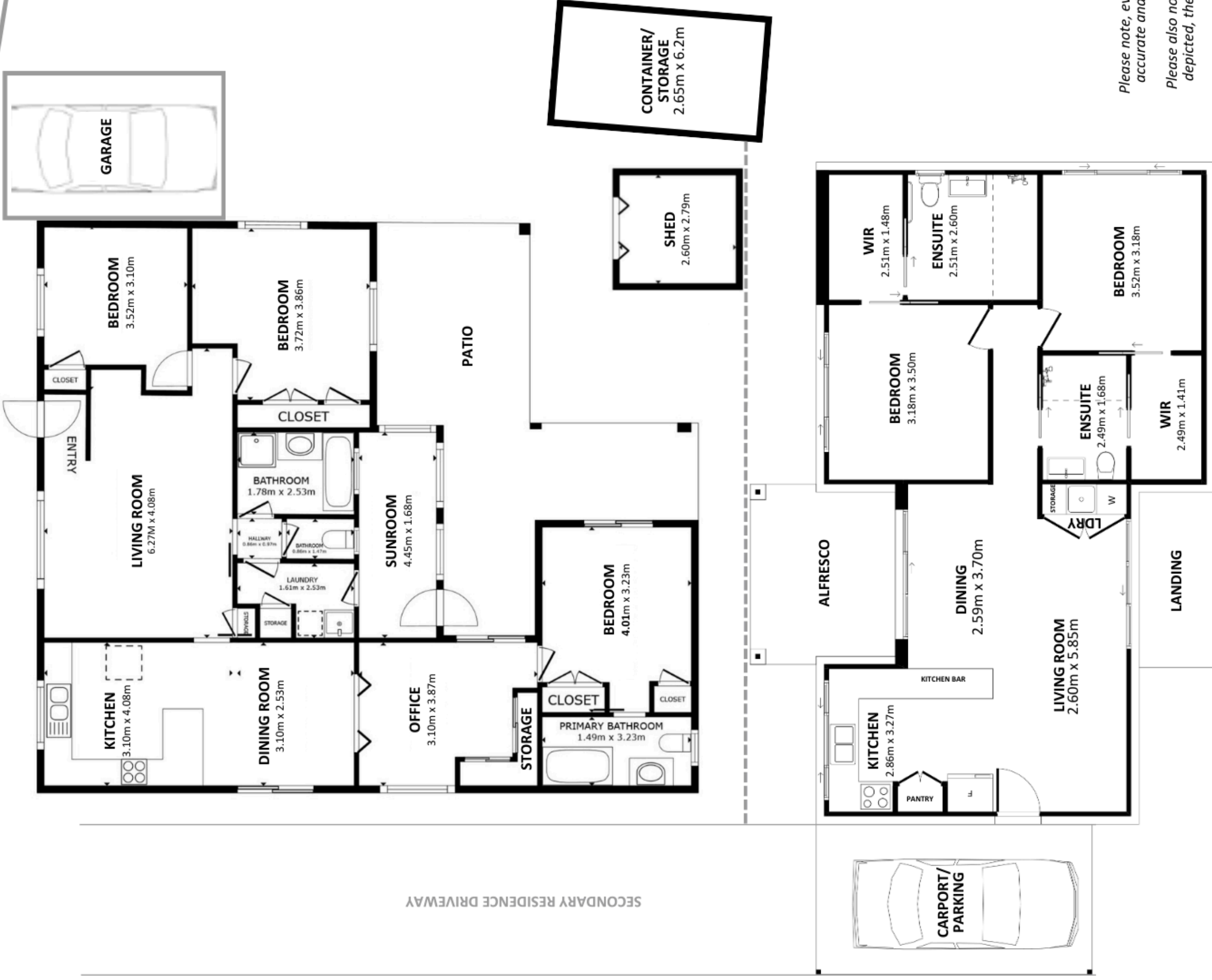
An agent may only complete the details in this black box and exchange this contract. See page 3 for more information.						
Buyer	Full name					
	ACN/ABN					
	Address					
Buyer Solicitor	Firm					
	Email					
	Phone		Ref			
	DX/Address					
Price	Price	(GST inclusive unless otherwise specified)				
	Less deposit	(10% of Price)			<input type="checkbox"/> Deposit by Instalments (clause 52 applies)	
	Balance					
Date of this Contract						

Co-Ownership	Mark one (show shares)	<input type="checkbox"/> Joint tenants	<input type="checkbox"/> Tenants in common in the following shares:
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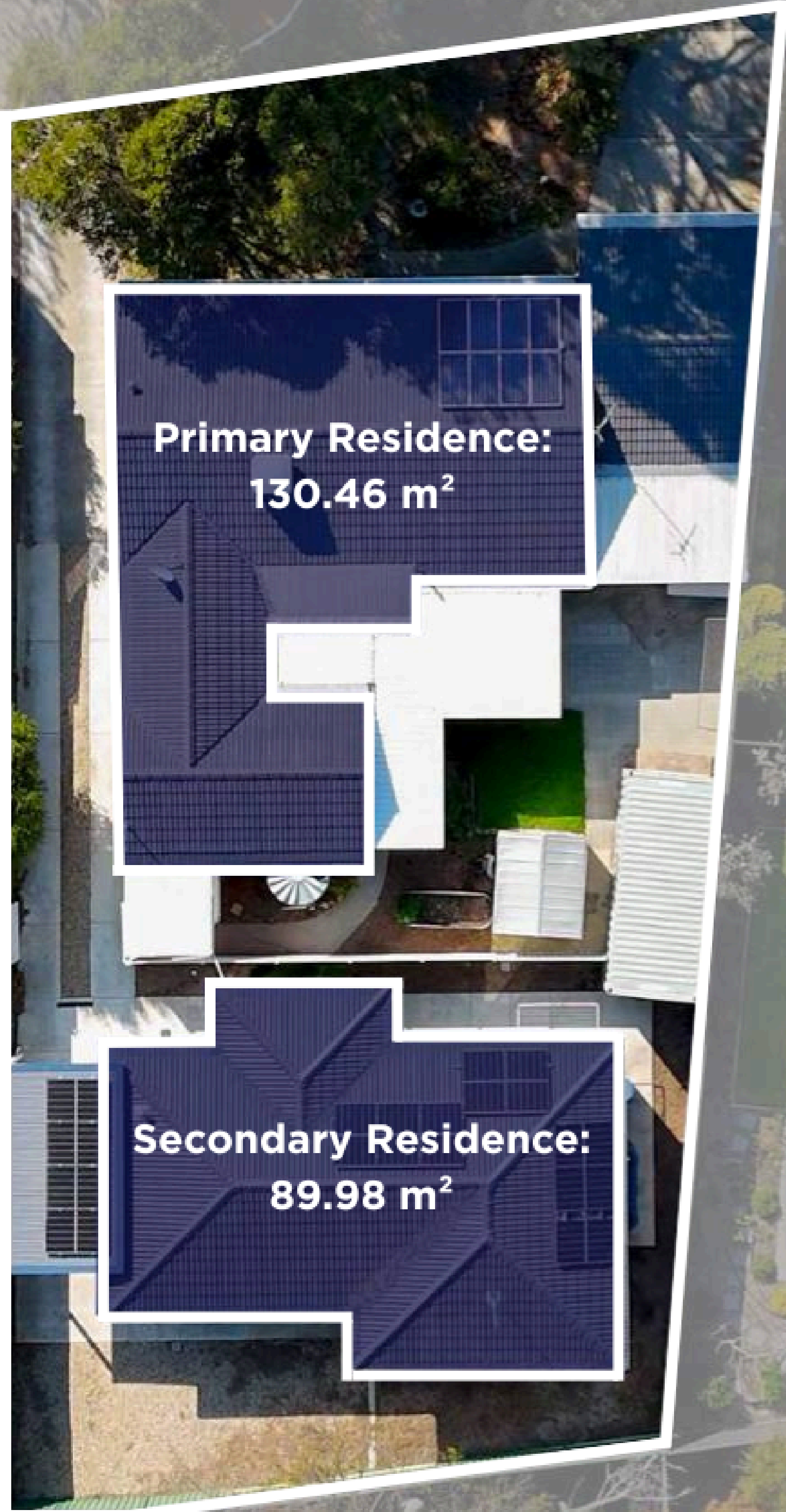
Read This Before Signing: Before signing this Contract you should ensure that you understand your rights and obligations. You should read the important notes on page 3. You should get advice from your solicitor.

Seller signature	Buyer signature
Seller witness name and signature	Buyer witness name and signature

Floorplan and Block Size



Please note, every care has been taken to make this floorplan accurate and precise, these dimensions are approximates.
Please also note, the road is further from the residence than depicted, the road is used for directional information only



**Primary Residence:
130.46 m²**

**Secondary Residence:
89.98 m²**



762 m²



Sales and Rental Valuation

30 September 2025

To Whom It May Concern,

I have reviewed the rental market to provide an estimate for the likely rent achievable at 186 Ellerston Avenue, Isabella Plains. This property comprises two separate residences on a 762sqm block:

- Rear Residence – A two-bedroom, two-bathroom home constructed in 2022. This dwelling has been built to meet Australian Standard 4299 (Adaptable Housing) and achieves an Energy Efficiency Rating (EER) of 5+. Purpose-built, modern two-bedroom detached homes of this quality are rare in Canberra, resulting in high demand. On this basis, the property would reasonably achieve \$750 per week in rent.
- Front Residence – A three-bedroom, two-bathroom home forming the original dwelling. Considering its size, location, and presentation, this home would also reasonably achieve \$750 per week in rent.

Combined Rental Potential

Together, the two dwellings would achieve approximately \$1,500 per week, or \$78,000 per year in rent. While these figures provide a conservative basis, it should be noted that the homes are capable of achieving significantly higher returns under Airbnb and short-term rental arrangements, reflecting their design, adaptability, and high energy efficiency.

Given the scarcity of high-quality adaptable housing with strong energy ratings, this dual residence offers a highly desirable rental opportunity in the Tuggeranong district.

If you require further detail or a formal rental appraisal report, please let me know.

Kind regards,

Frank Walmsley
Auctioneer

1 October 2025

Future Owner,

As requested, I have reviewed recent sales evidence in Canberra's south to provide market context for the property at **186 Ellerston Avenue, Isabella Plains**. This property comprises two residences on a 762 sqm block:

- **Primary residence**—Three bedrooms, two bathrooms.
- **Secondary residence**—Newly built in 2021, entirely self-contained with two spacious bedroomsuites.

Based on comparable sales in Canberra's south, my opinion is that the property sits within the **\$1.35 million – \$1.45 million range**, subject to presentation, finishes, and prevailing market conditions.

Key Comparable Sales

- 20 Charlton Crescent, Gowrie – 5 bed, 3 bath on 747 sqm, sold 2024 for \$1,310,000.
- 17 Garrick Street, Bonython – 5 bed, 3 bath dual occupancy, sold 2025 for \$1,420,000.
- 12 McKillop Circuit, Kambah – 5 bed, 2 bath, renovated dual residence, sold 2024 for \$1,375,000.
- **3 Macdermott Place, Kambah – 5 bed, 3 bath, sold 2025 for \$1,525,000.**

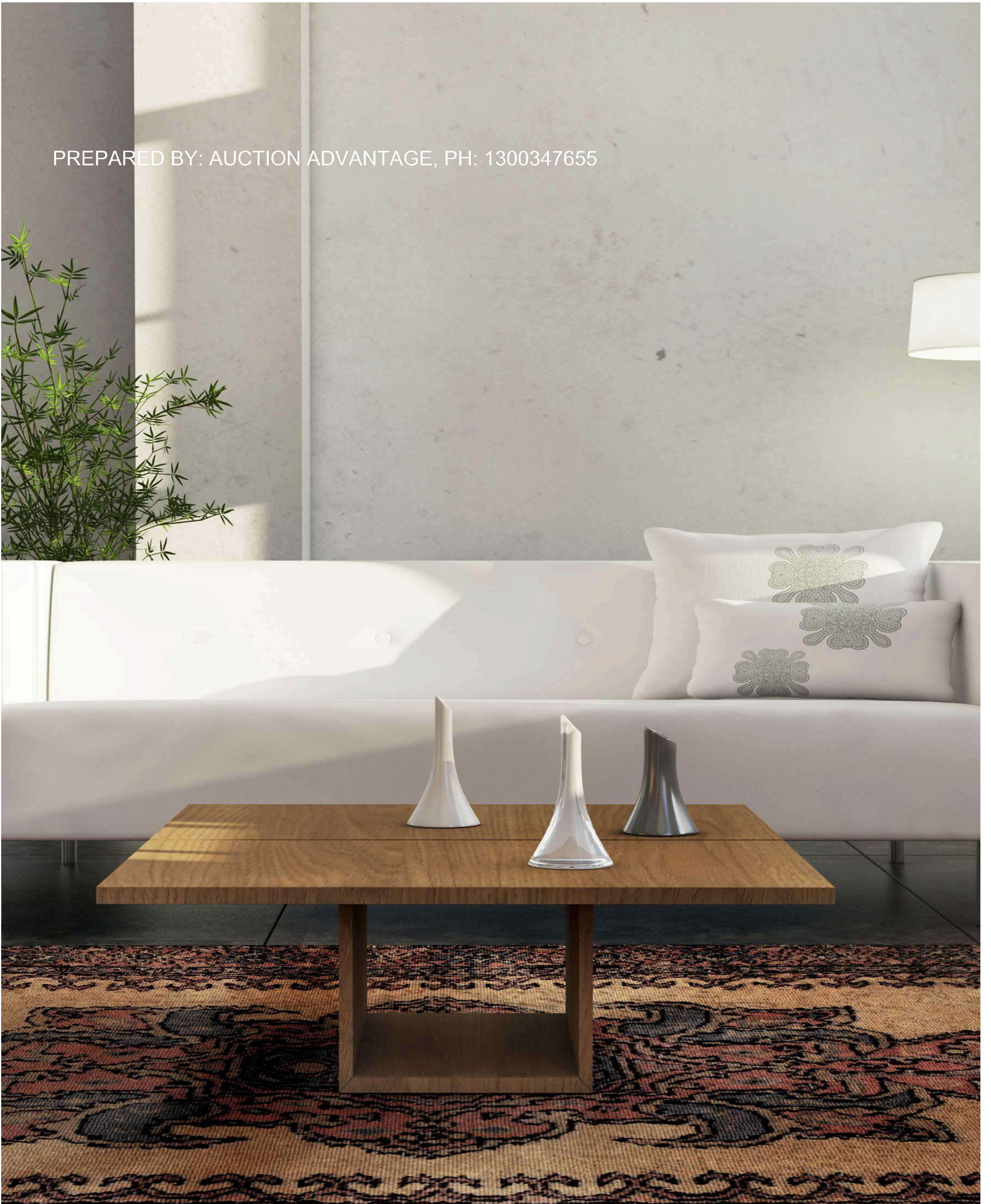
These results highlight consistent buyer demand for **larger homes and dual-residency properties in Tuggeranong and Canberra's south**, particularly those on generous blocks above 700 sqm.

In addition to its capital value, **186 Ellerston Avenue has a strong rental profile**. The combined rental potential of both dwellings is conservatively estimated at **\$1,500 per week**, equating to between **\$75,000 and \$90,000 per annum in gross rental returns**, depending on tenancy mix and whether short-term or long-term leasing is adopted. With its flexible dual-income potential, strong construction quality, and modern secondary dwelling, **186 Ellerston Avenue is well-positioned to achieve a premium result**. Should you require a detailed appraisal report or a tailored sales strategy, I would be pleased to assist.

Kind regards,
Frank Walmsley
Auctioneer

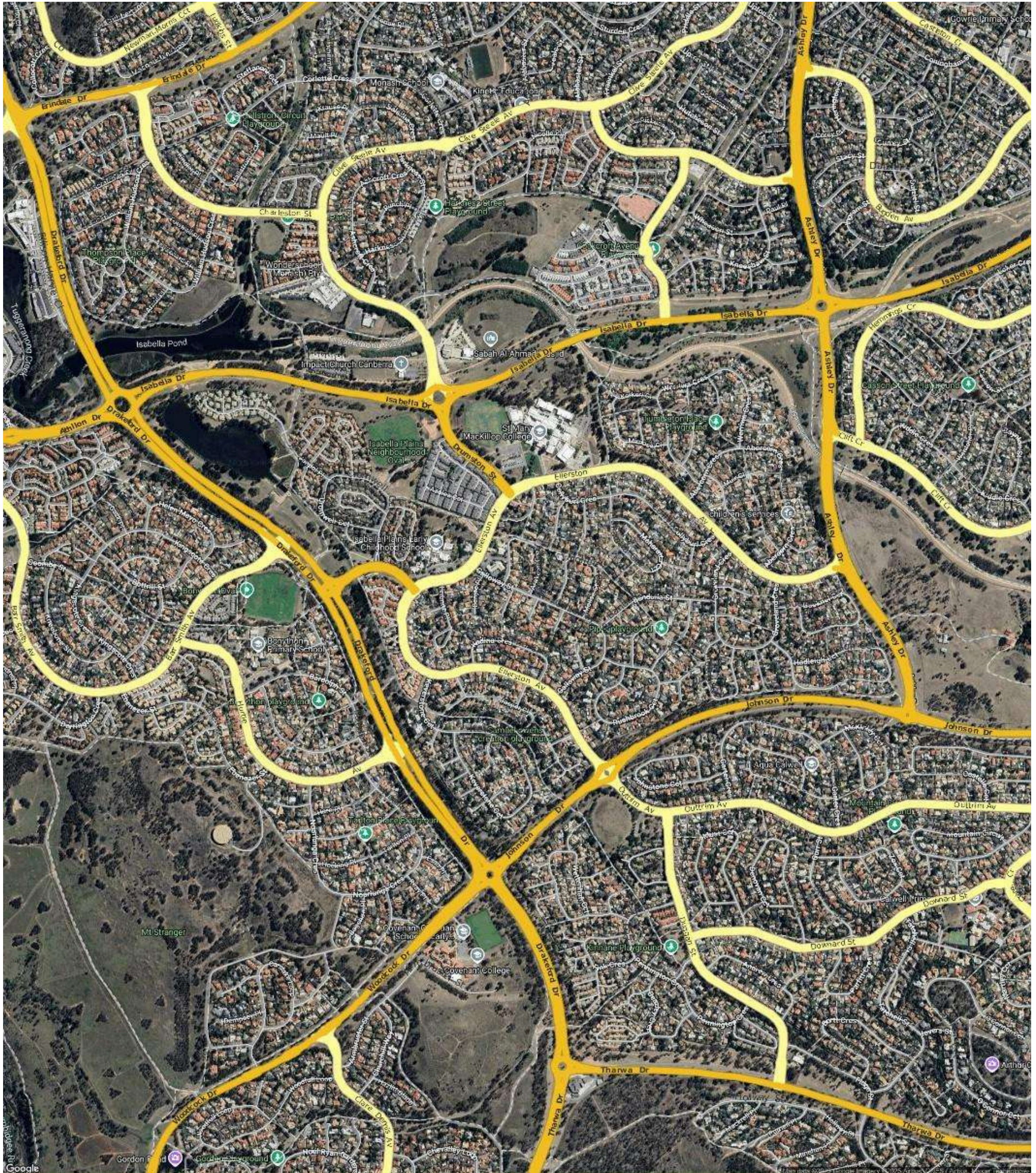
Isabella Plains Market Report

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





ISABELLA PLAINS - Suburb Map



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ISABELLA PLAINS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	62	\$ 384,500	0.0 %	\$ 130,000	\$ 615,000
2008	48	\$ 390,000	1.4 %	\$ 10,000	\$ 540,000
2009	50	\$ 410,000	5.1 %	\$ 195,000	\$ 620,000
2010	43	\$ 453,000	10.5 %	\$ 4,200	\$ 725,000
2011	41	\$ 465,000	2.6 %	\$ 4,700	\$ 655,000
2012	36	\$ 444,750	-4.4 %	\$ 215,000	\$ 716,000
2013	48	\$ 455,000	2.3 %	\$ 20,000	\$ 775,000
2014	36	\$ 470,000	3.3 %	\$ 45,000	\$ 910,000
2015	45	\$ 481,000	2.3 %	\$ 300,000	\$ 765,000
2016	39	\$ 510,000	6.0 %	\$ 374,300	\$ 1,010,000
2017	47	\$ 560,000	9.8 %	\$ 159,000	\$ 845,000
2018	47	\$ 581,000	3.8 %	\$ 150,000	\$ 825,000
2019	40	\$ 597,500	2.8 %	\$ 425,000	\$ 812,500
2020	50	\$ 641,250	7.3 %	\$ 400,000	\$ 840,000
2021	45	\$ 720,000	12.3 %	\$ 101,500	\$ 980,000
2022	34	\$ 861,000	19.6 %	\$ 370,000	\$ 1,040,000
2023	35	\$ 800,000	-7.1 %	\$ 675,000	\$ 975,000
2024	25	\$ 850,000	6.2 %	\$ 724,000	\$ 1,250,000
2025	28	\$ 844,500	-0.6 %	\$ 700,000	\$ 1,350,000

Median Sale Price
\$860k

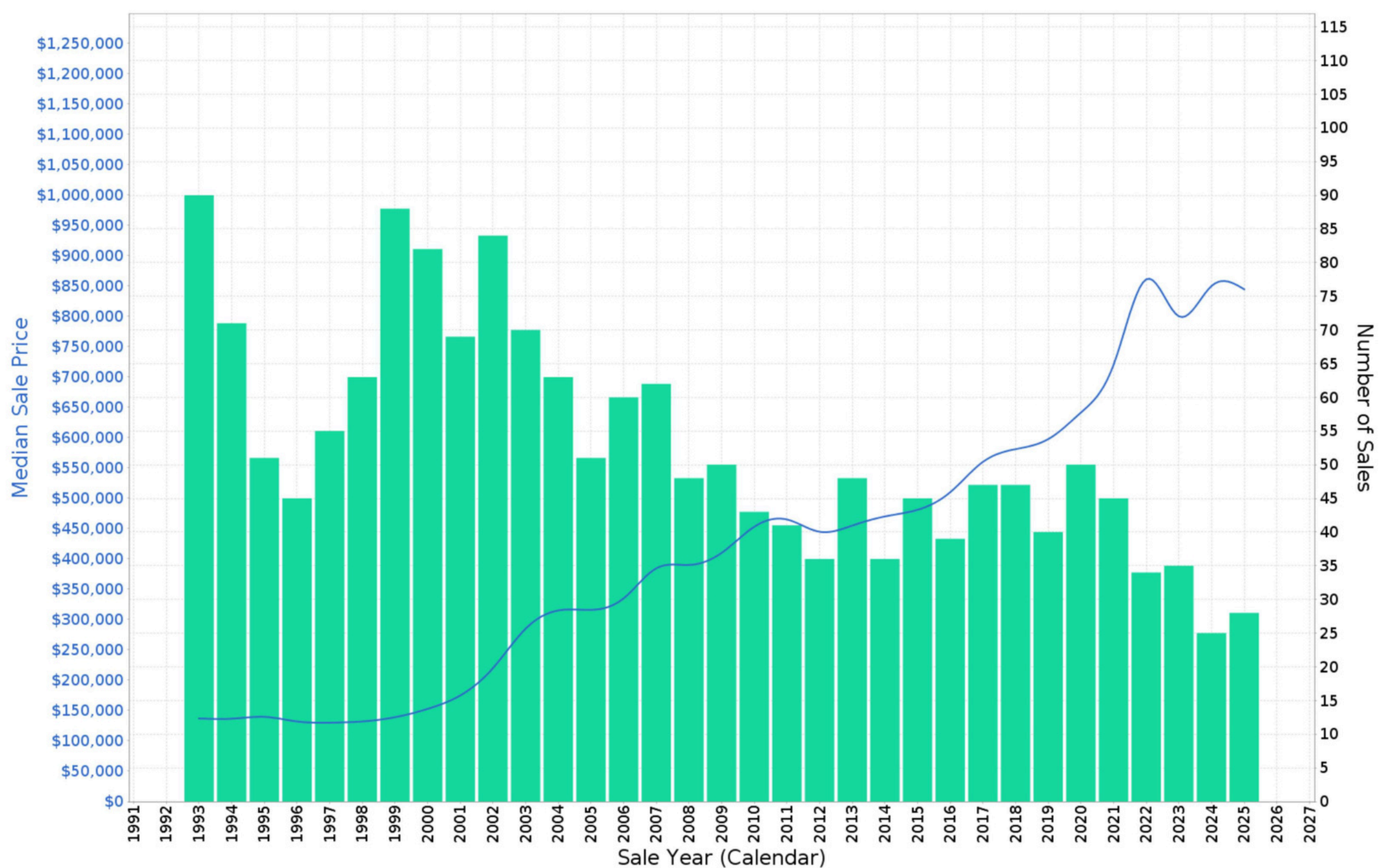
Based on 40 recorded House sales within the last 12 months (Financial Year 2025)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth
+7.5%

Current Median Price: \$860,000
Previous Median Price: \$800,000

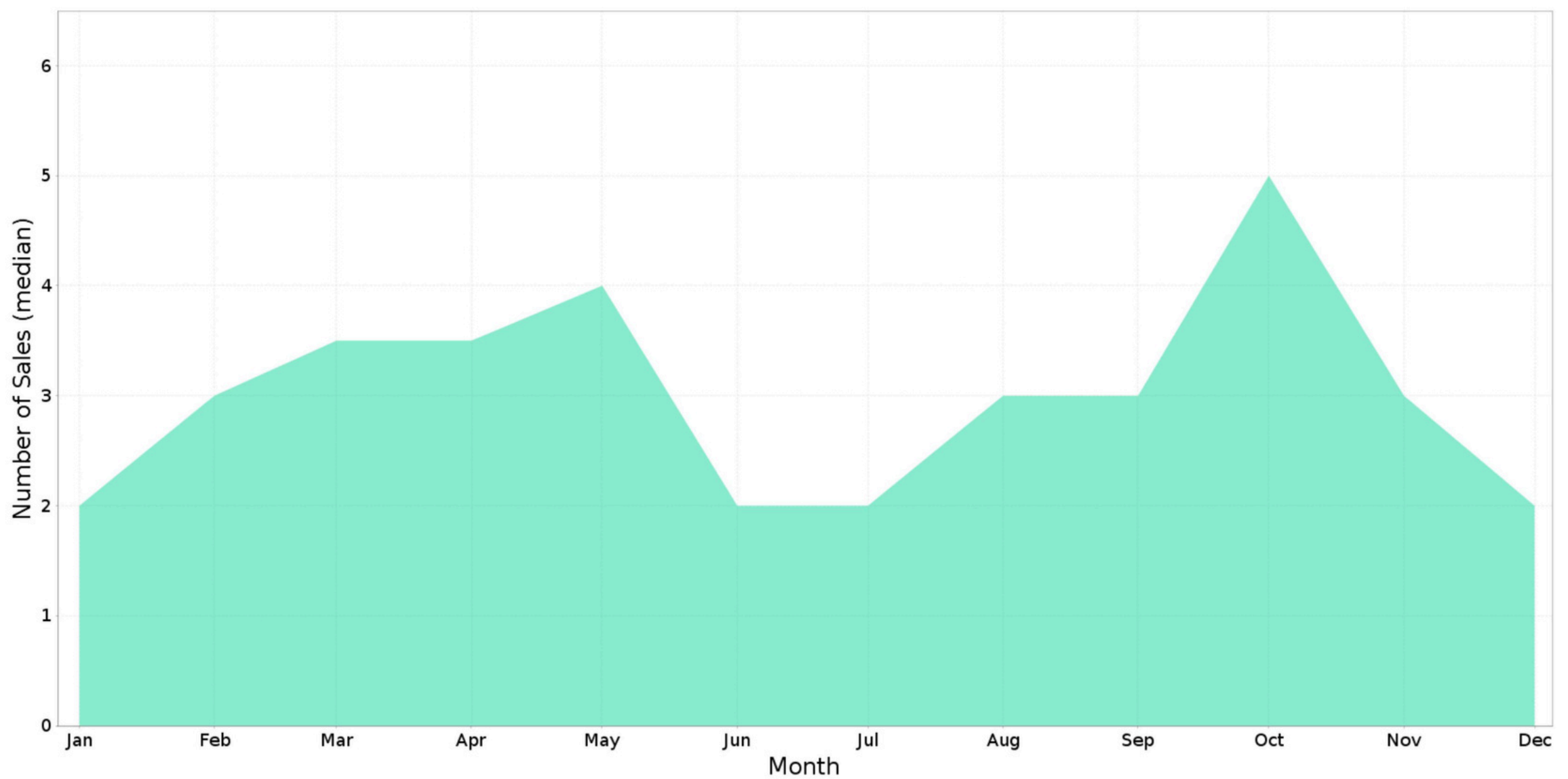
Based on 67 recorded House sales compared over the last two rolling 12 month periods



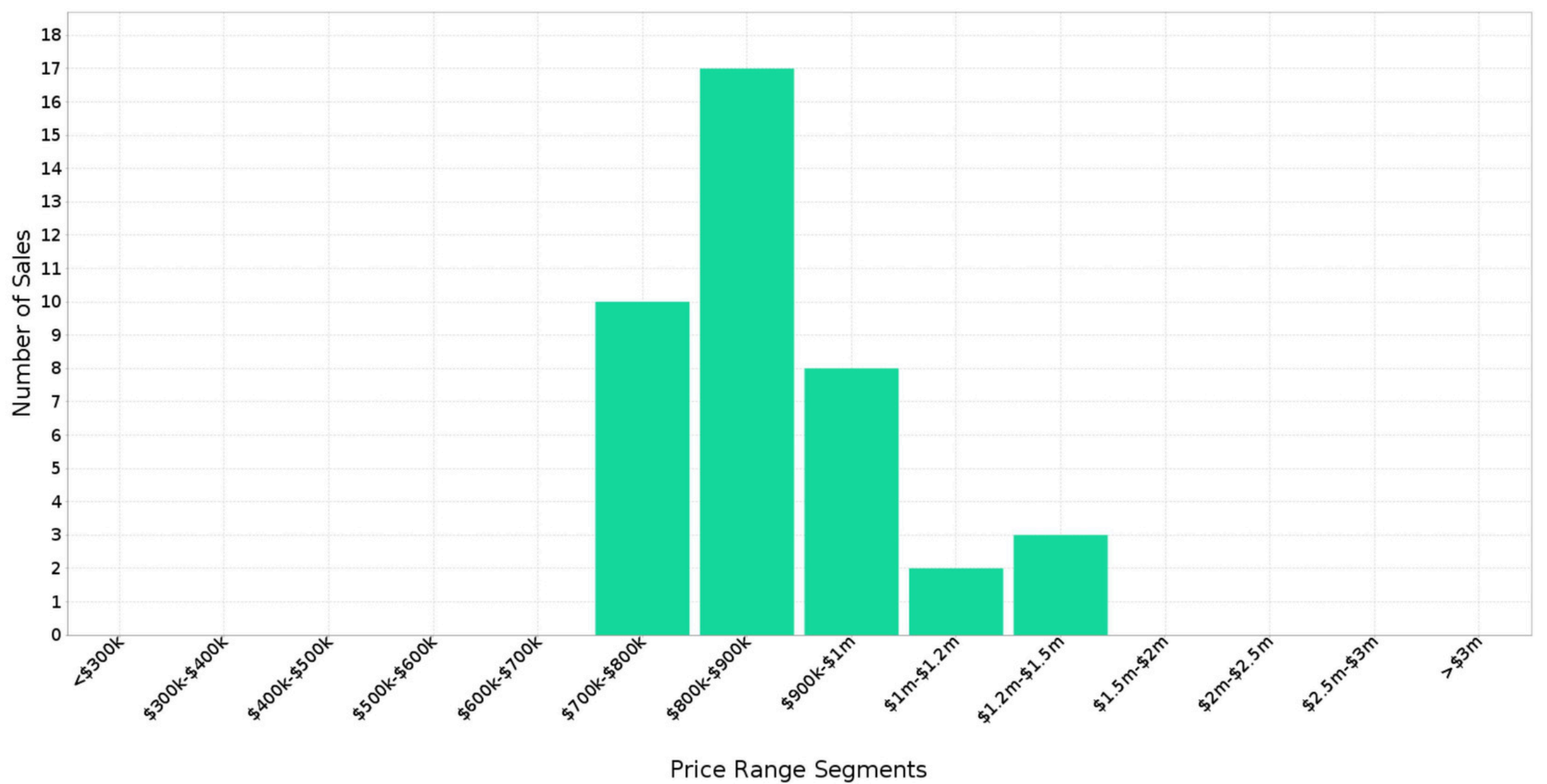
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ISABELLA PLAINS - Peak Selling Periods (3 years)



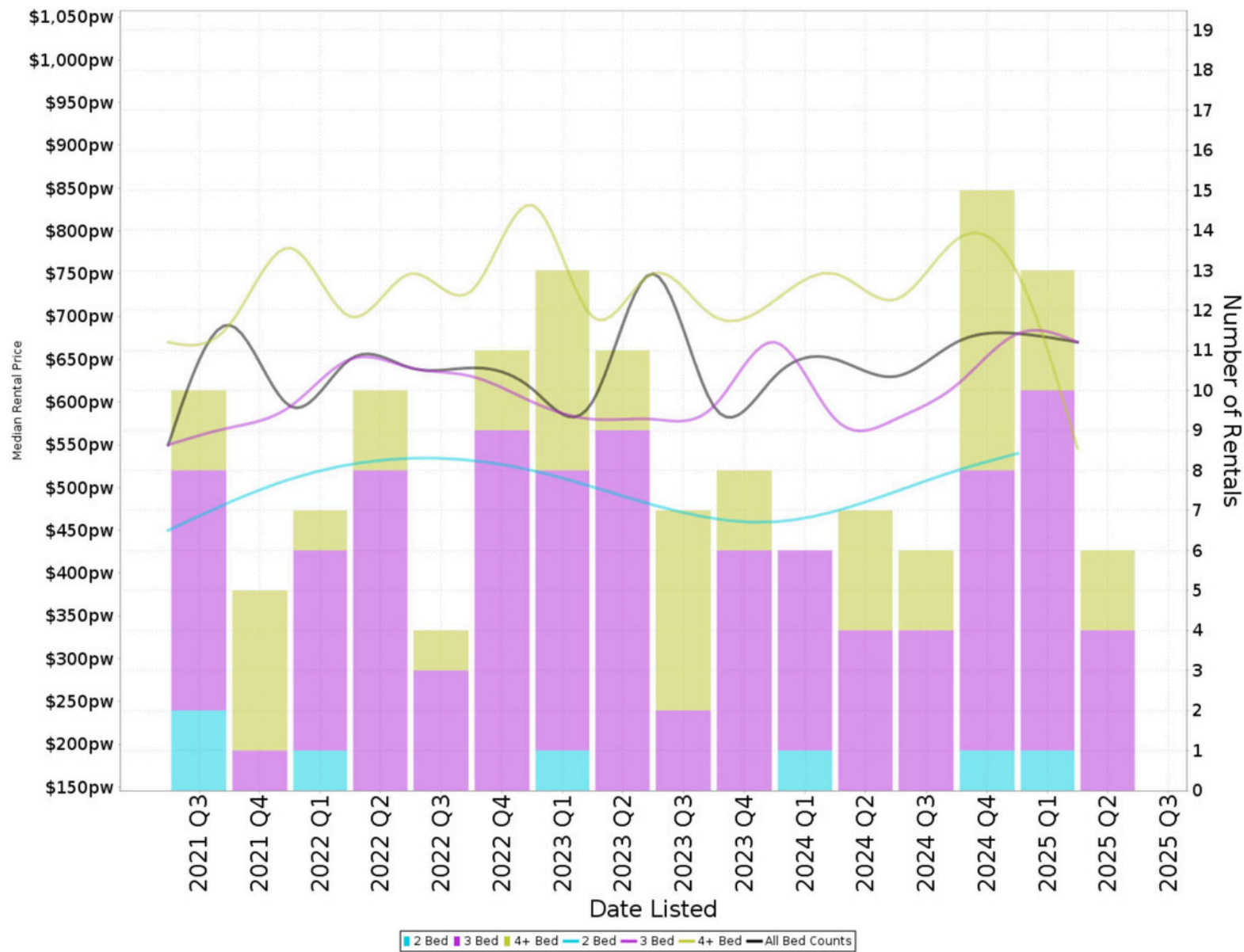
ISABELLA PLAINS - Price Range Segments (12 months)



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

+7.5%

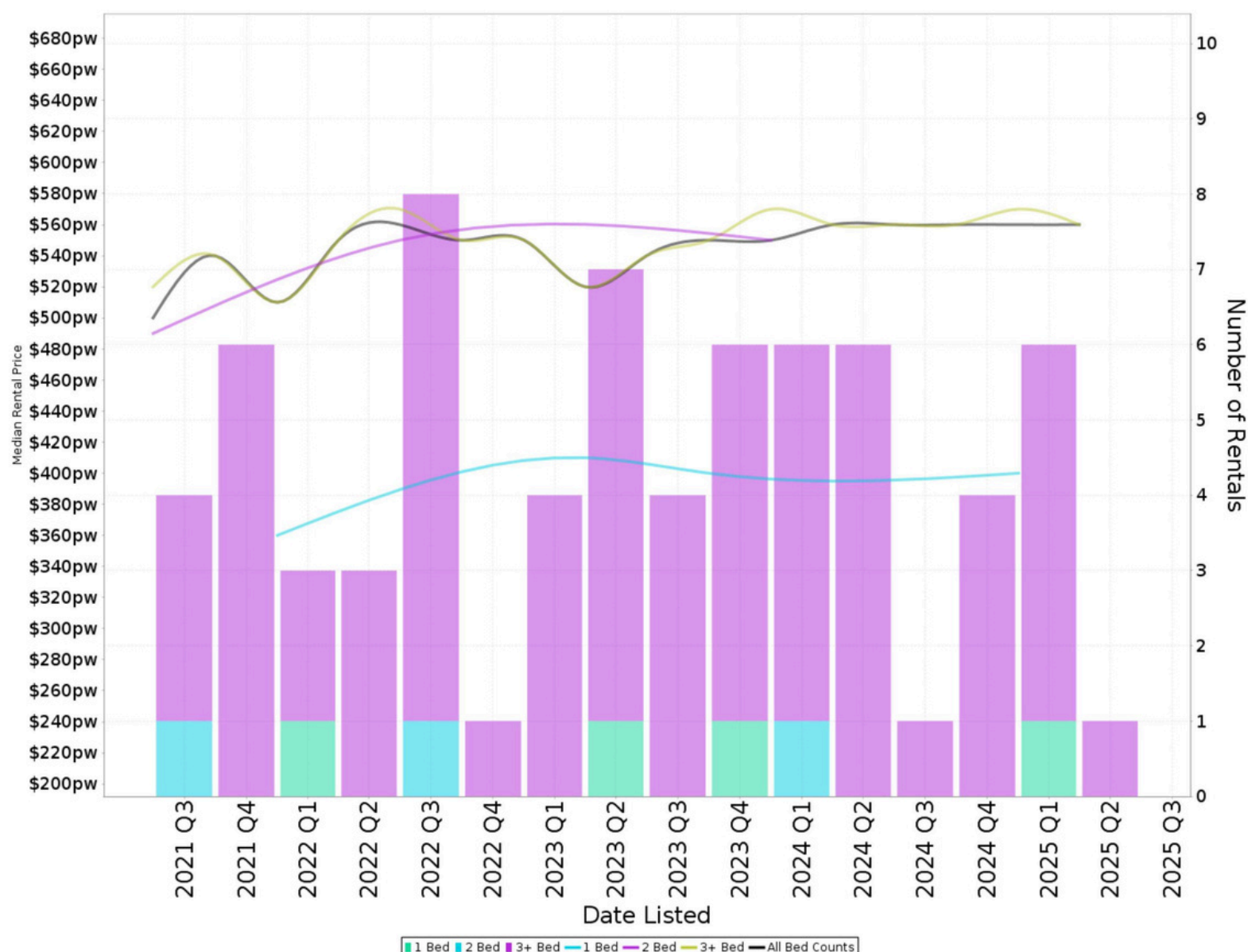
Current Median Price: \$860,000
Previous Median Price: \$800,000
 Based on 67 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: \$860,000
Current Median Rent: \$670
 Based on 40 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-2.9%

Current Median Price: \$635,000
Previous Median Price: \$654,000
 Based on 59 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: \$635,000
Current Median Rent: \$560
 Based on 12 registered Unit rentals compared over the last 12 months.

ISABELLA PLAINS - Recently Sold Properties

Median Sale Price

\$860k

Based on 40 recorded House sales within the last 12 months (Financial Year 2025)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+7.5%

Current Median Price: \$860,000
Previous Median Price: \$800,000

Based on 67 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

40

Based on recorded House sales within the 12 months (Financial Year 2025)

Based on a rolling 12 month period and may differ from calendar year statistics

79 KEVERSTONE CCT



\$805,000

Sep 2025
22 Days

804 m² 3 2 3

32 COLLYBURL CRES

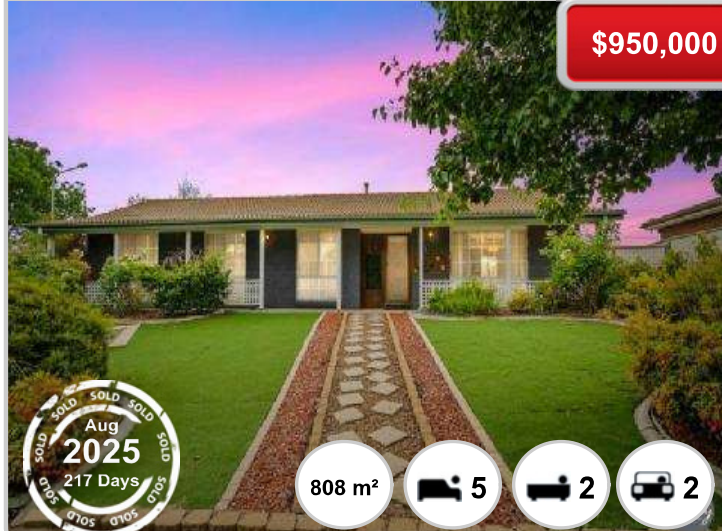


\$765,000

Aug 2025
23 Days

756 m² 3 1 2

21 MOLLEE CRES




\$950,000

Aug 2025
217 Days

808 m² 5 2 2

56 KEVERSTONE CCT

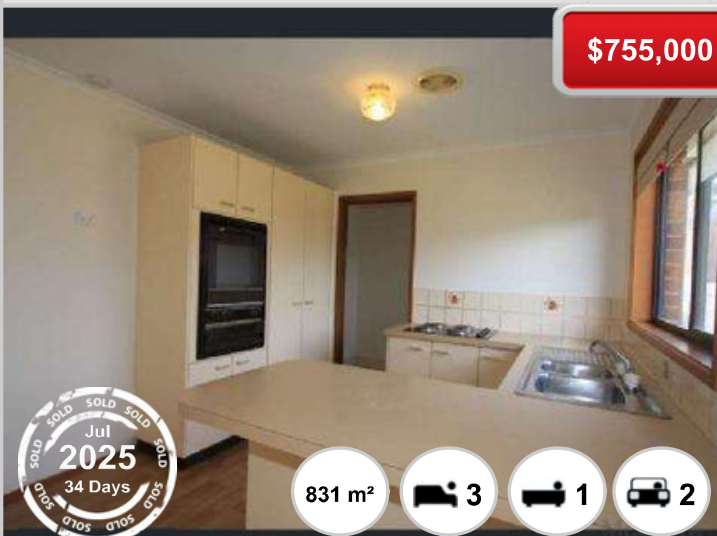


\$800,000

Jul 2025
33 Days

737 m² 3 1 2

32 KEVERSTONE CCT



\$755,000

Jul 2025
34 Days

831 m² 3 1 2

36 ABERCORN CRES



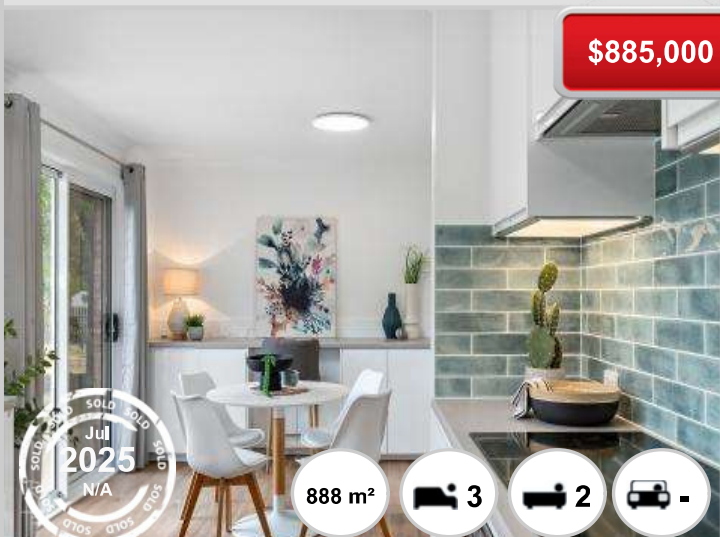
\$750,000

26.4m
27.7m
36.0m
19.0m
892.5 m²

Jul 2025
N/A

892 m² 3 1 -

13 BALALA PL



\$885,000

Jul 2025
N/A

888 m² 3 2 -

10 CANDELO PL

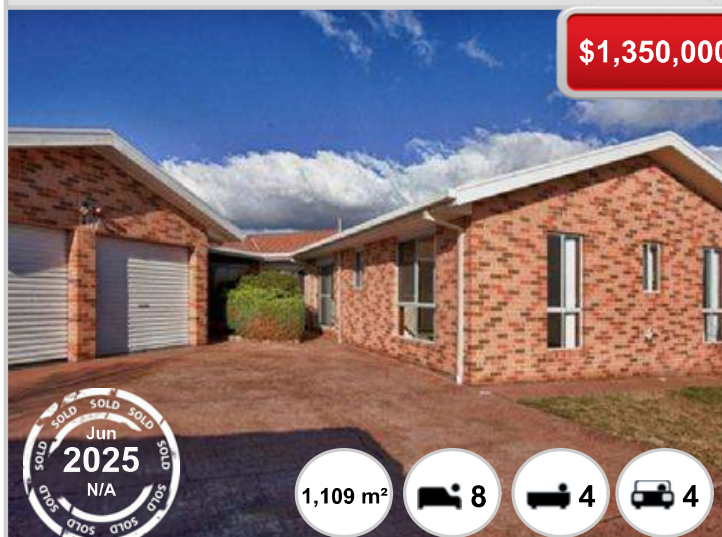


\$750,000

Jul 2025
N/A

903 m² 3 1 2

16A MOLLEE CRES



\$1,350,000

Jun 2025
N/A

1,109 m² 8 4 4

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Auction Advantage

43 GROVELAND CRES

\$810,000

Jun 2025
N/A

662 m² 3 1 2

9 COLLYBURL CRES

\$1,000,000

Jun 2025
N/A

718 m² 4 2 3

9 LEIBNITZ PL

\$900,000

Jun 2025
23 Days

828 m² 4 2 2

62 GROVELAND CRES

\$700,000

May 2025
24 Days

674 m² 2 1 2

6 TANNABAR PL

\$930,000

2025
N/A

681 m² 3 1 1

48 MAHARATTA CCT

\$790,000

May 2025
18 Days

949 m² 3 1 2

7 SALTASH PL

\$950,000

May 2025
24 Days

851 m² 4 2 2

31 KEVERSTONE CCT

\$810,000

May 2025
28 Days

561 m² 3 1 2

3 KINNIMO PL

\$860,000

Apr 2025
34 Days

830 m² 4 2 2

11 KINNIMO PL

\$750,000

Apr 2025
N/A

952 m² 4 2 2

20 WERRIWA CRES

\$805,000

Apr 2025
19 Days

516 m² 3 1 2

6 LEIBNITZ PL

\$840,000

Apr 2025
42 Days

930 m² 4 1 2

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ISABELLA PLAINS - Properties For Rent

Median Rental Price

\$670 /w

Based on 40 recorded House rentals within the last 12 months (Financial Year 2025)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

+4.1%

Current Median Price: \$860,000
Current Median Rent: \$670

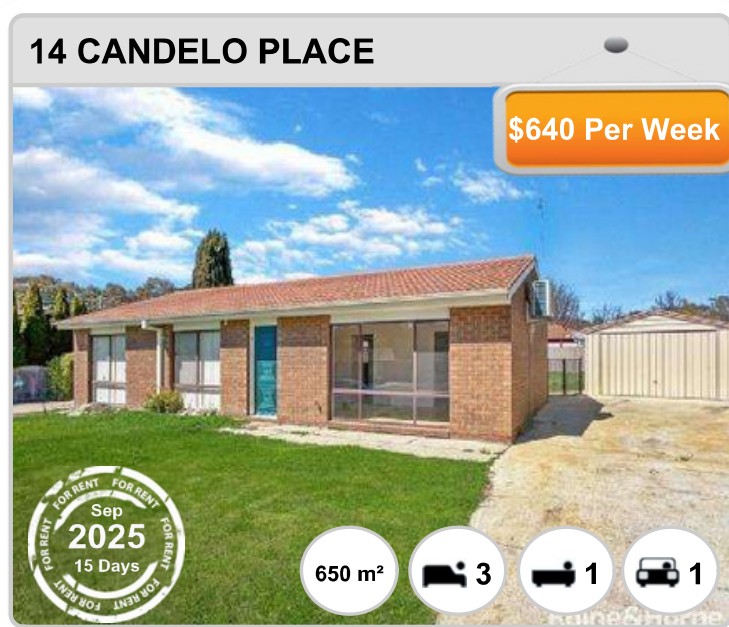
Based on 40 recorded House sales and 40 House rentals compared over the last 12 months

Number of Rentals

40

Based on recorded House rentals within the last 12 months (Financial Year 2025)

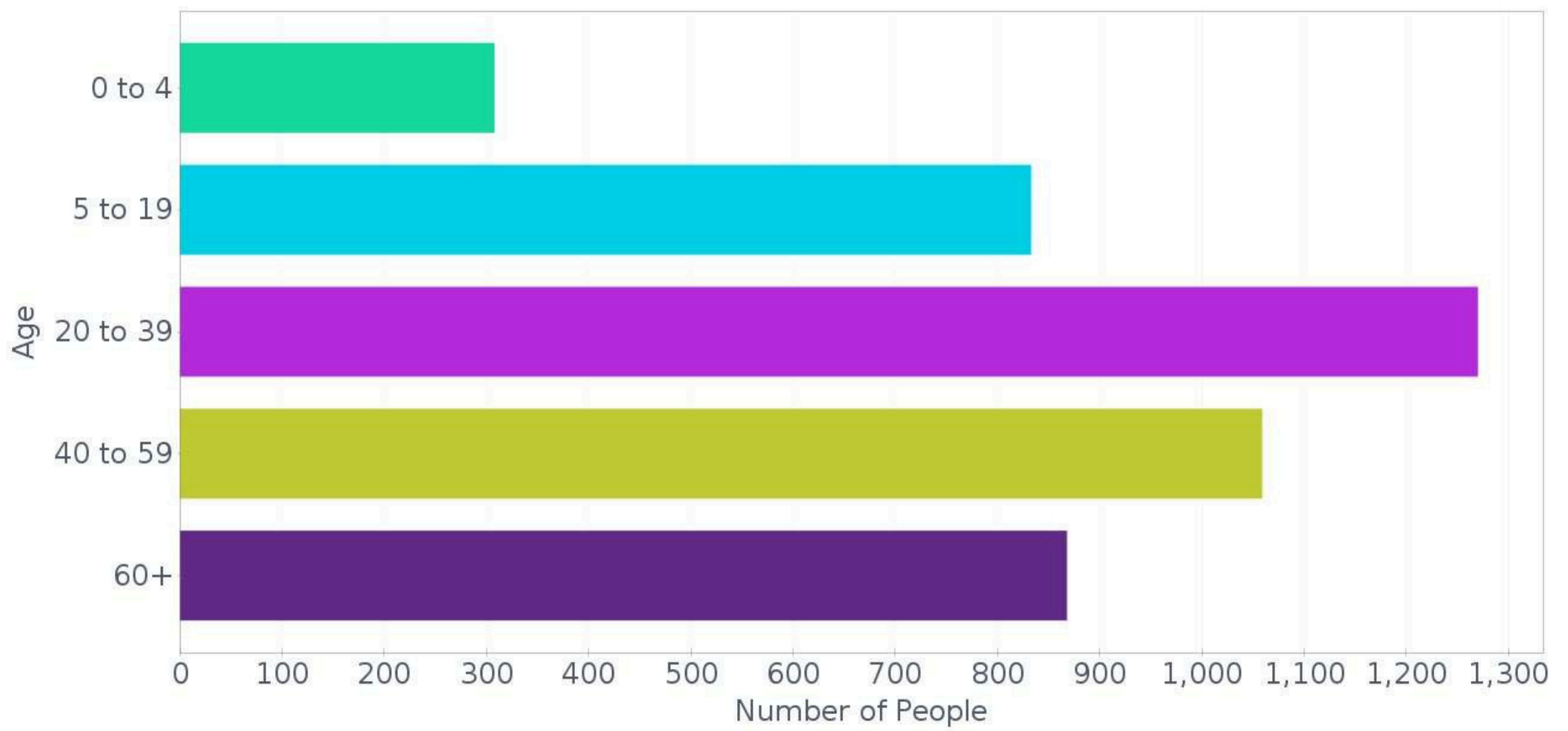
Based on a rolling 12 month period and may differ from calendar year statistics



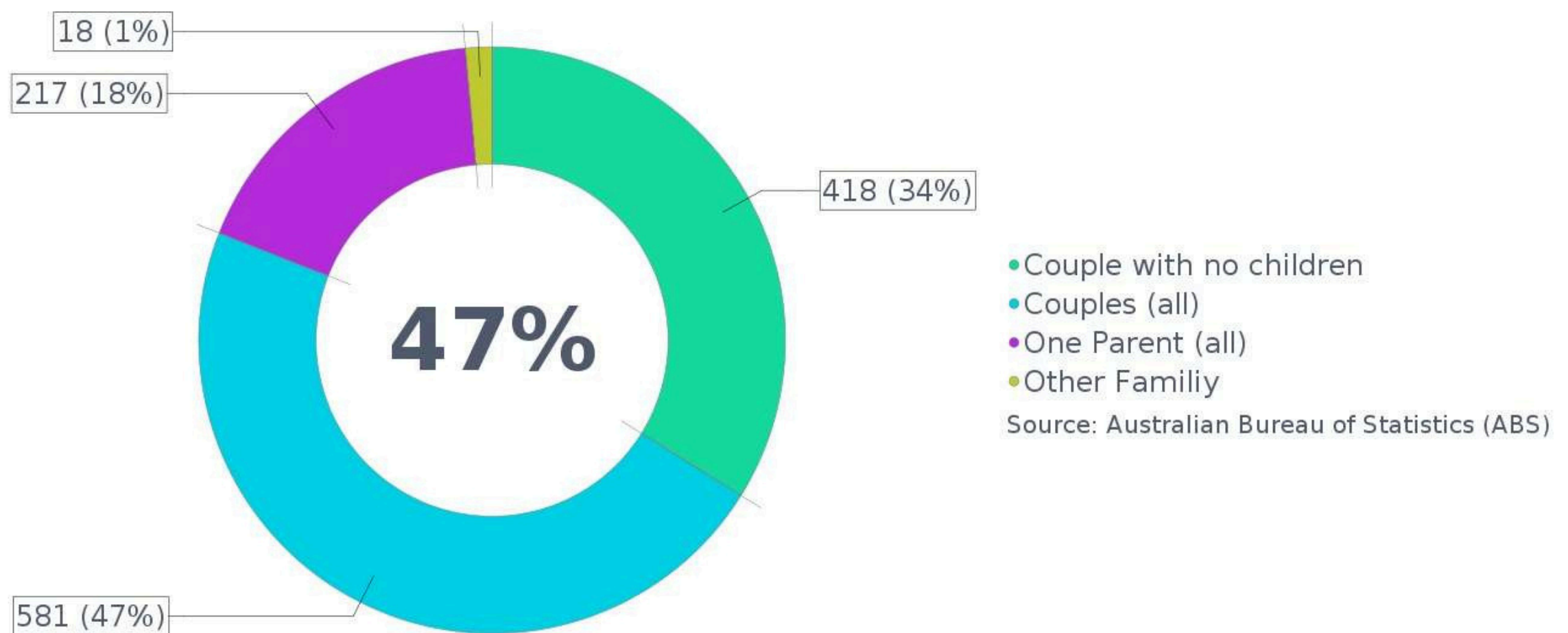
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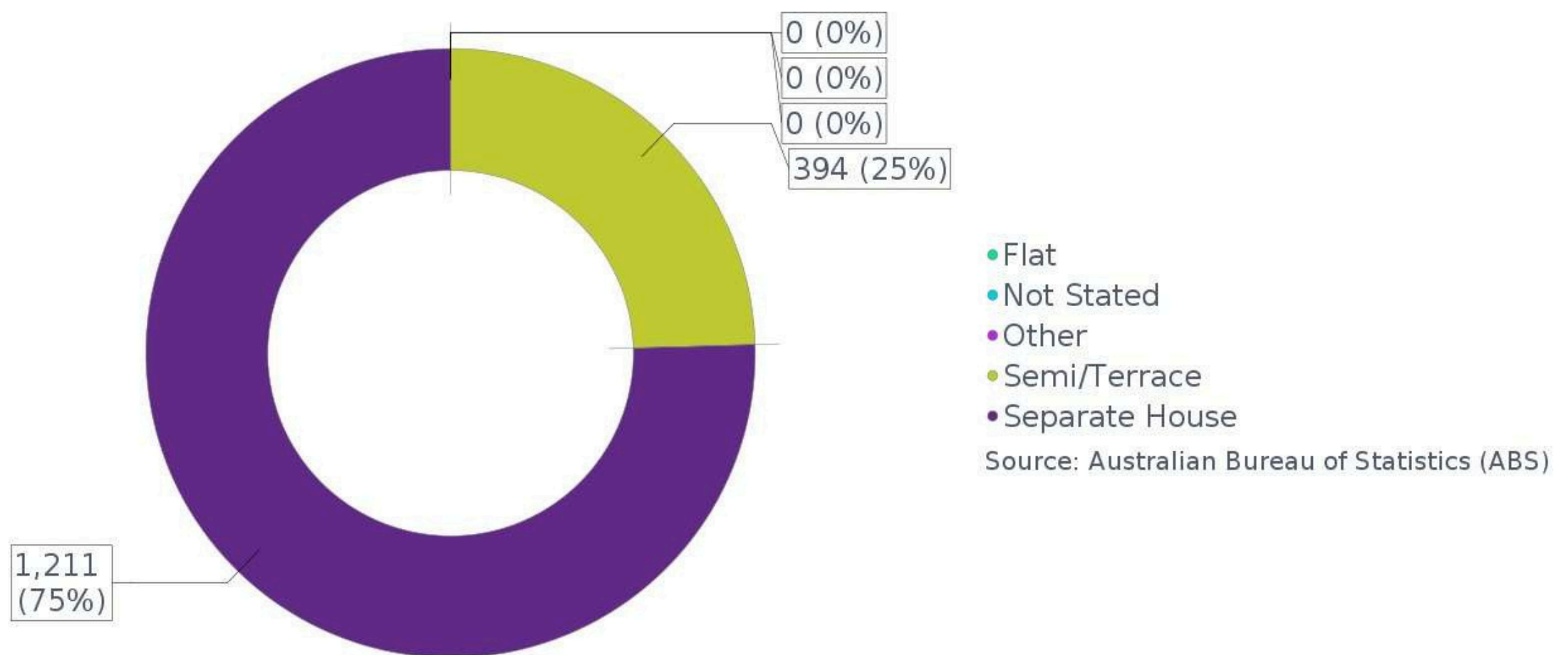
Age of Population (2021)



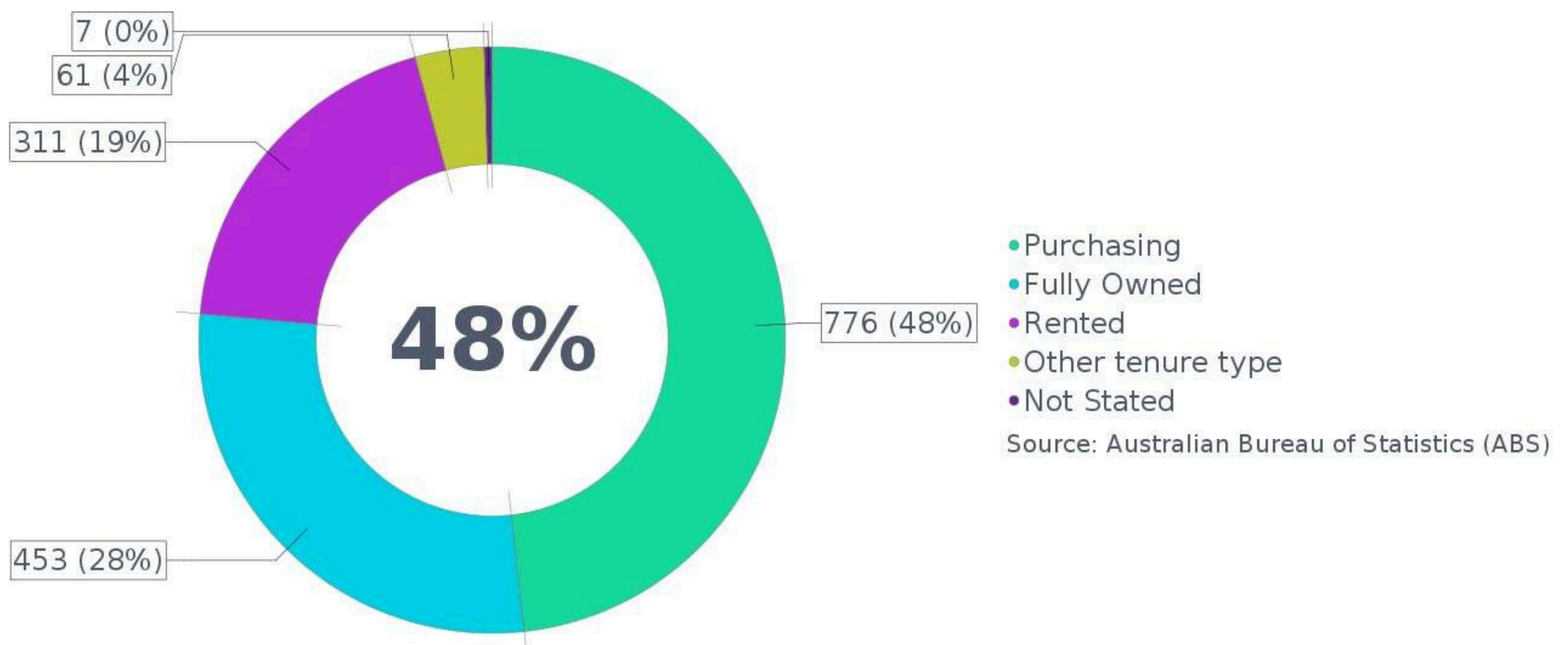
Family Composition (2021)



Dwelling Structure (2021)



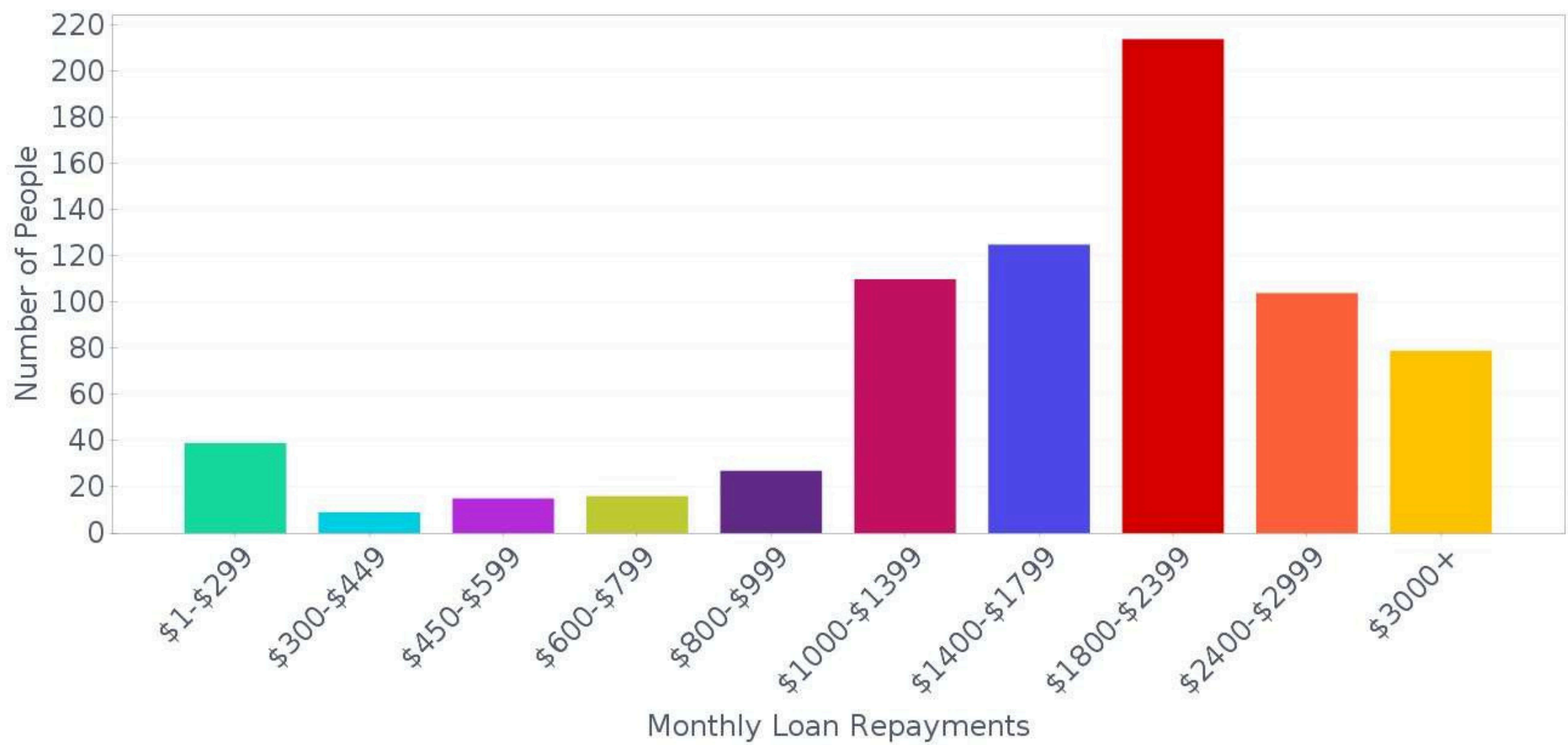
Home Ownership (2021)



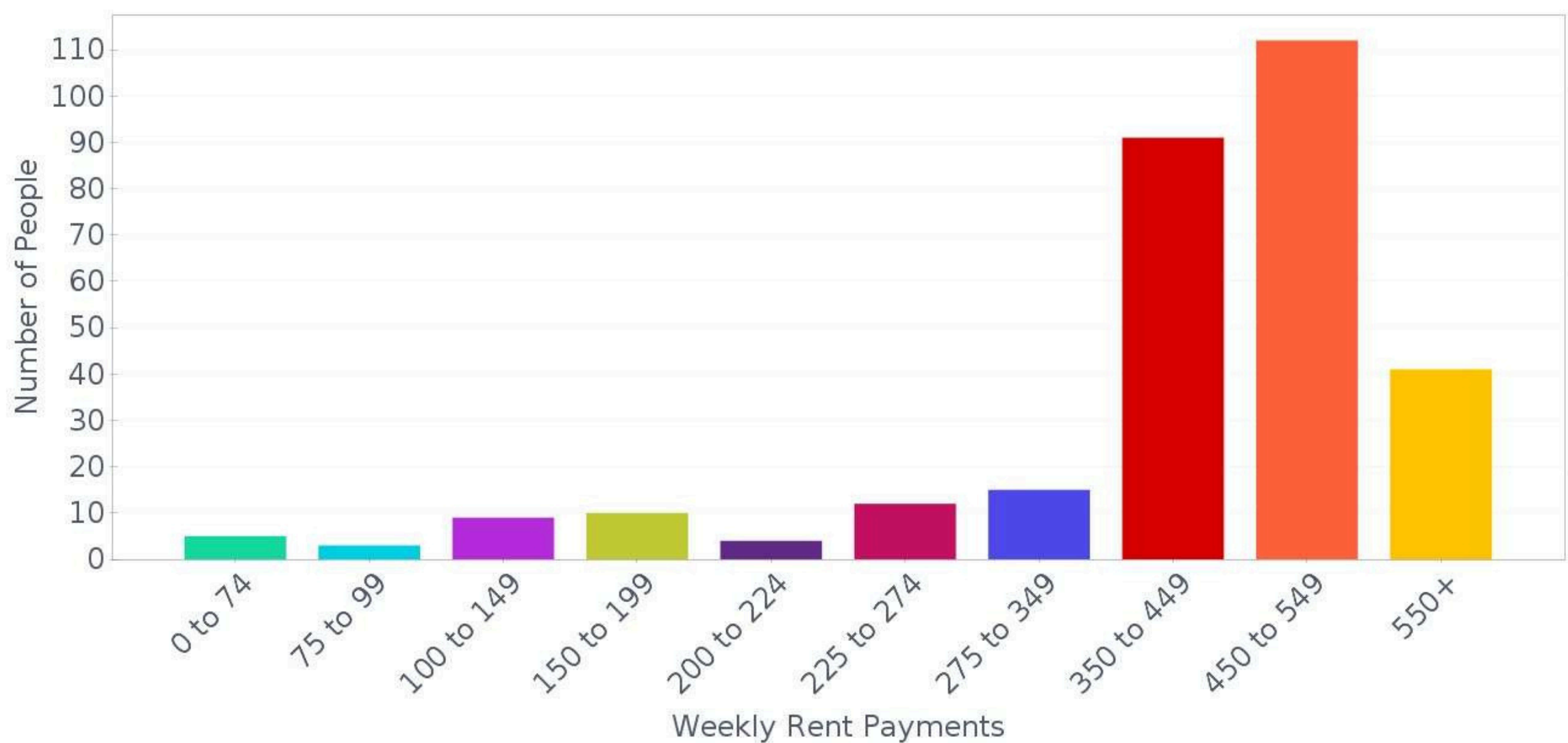
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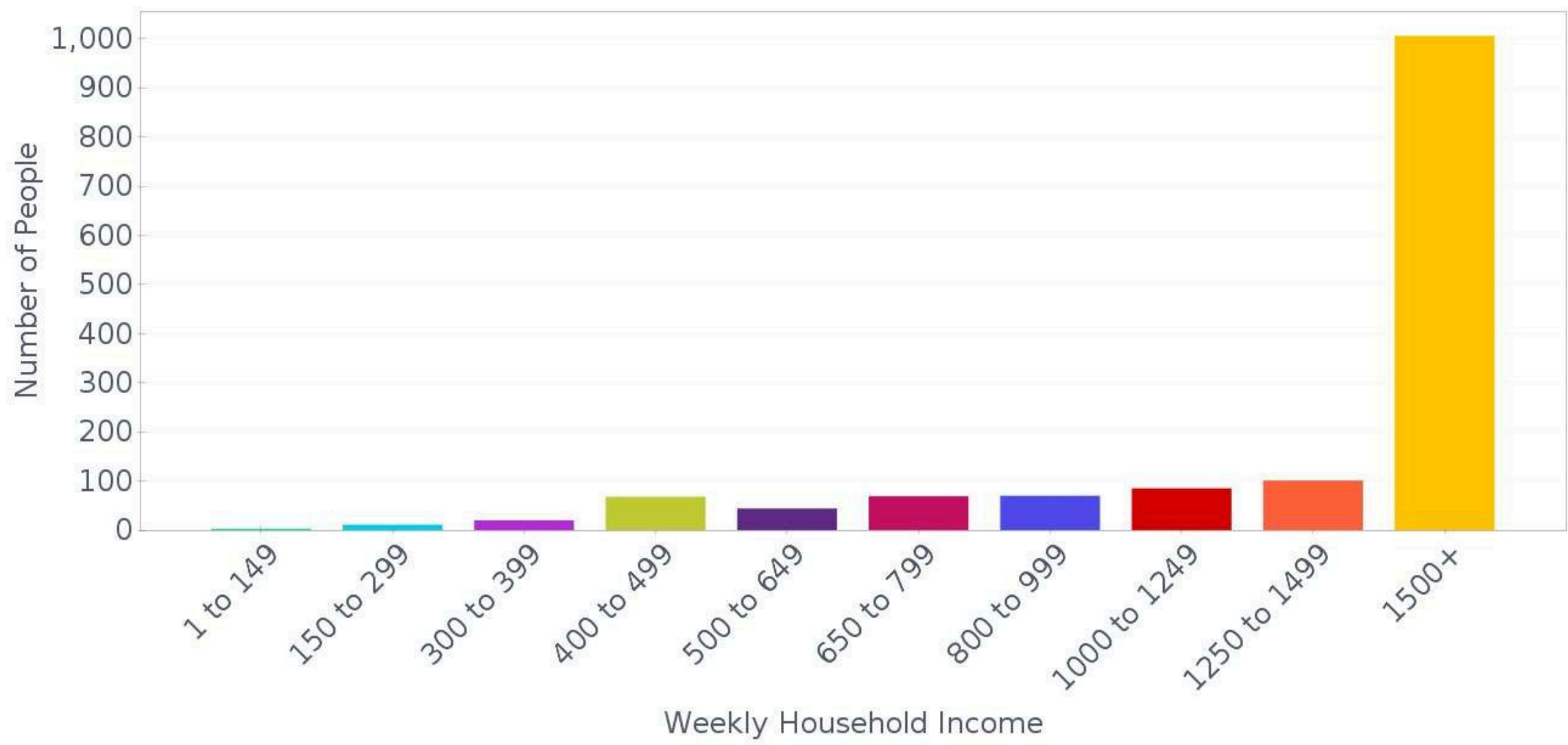
Home Loan Repayments - Monthly (2021)



Rent Payments - Weekly (2021)



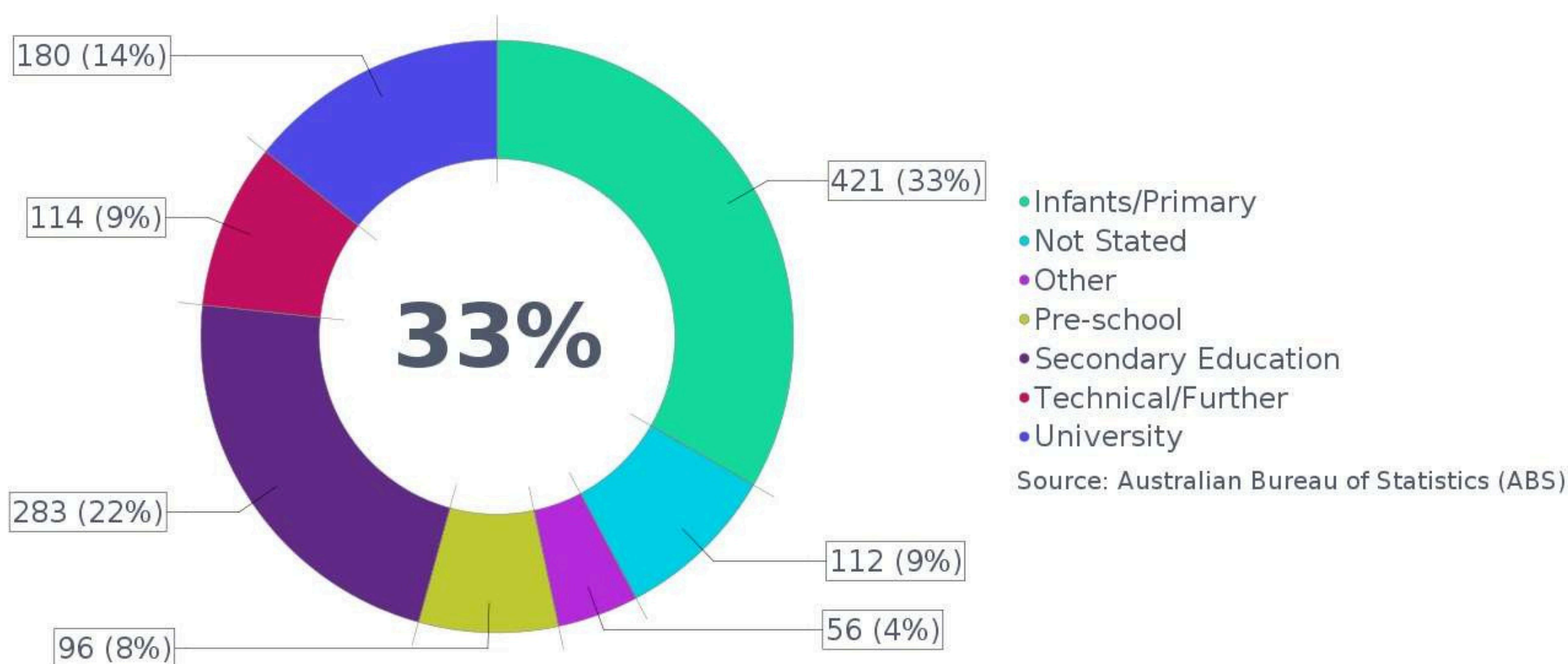
Household Income - Weekly (2021)



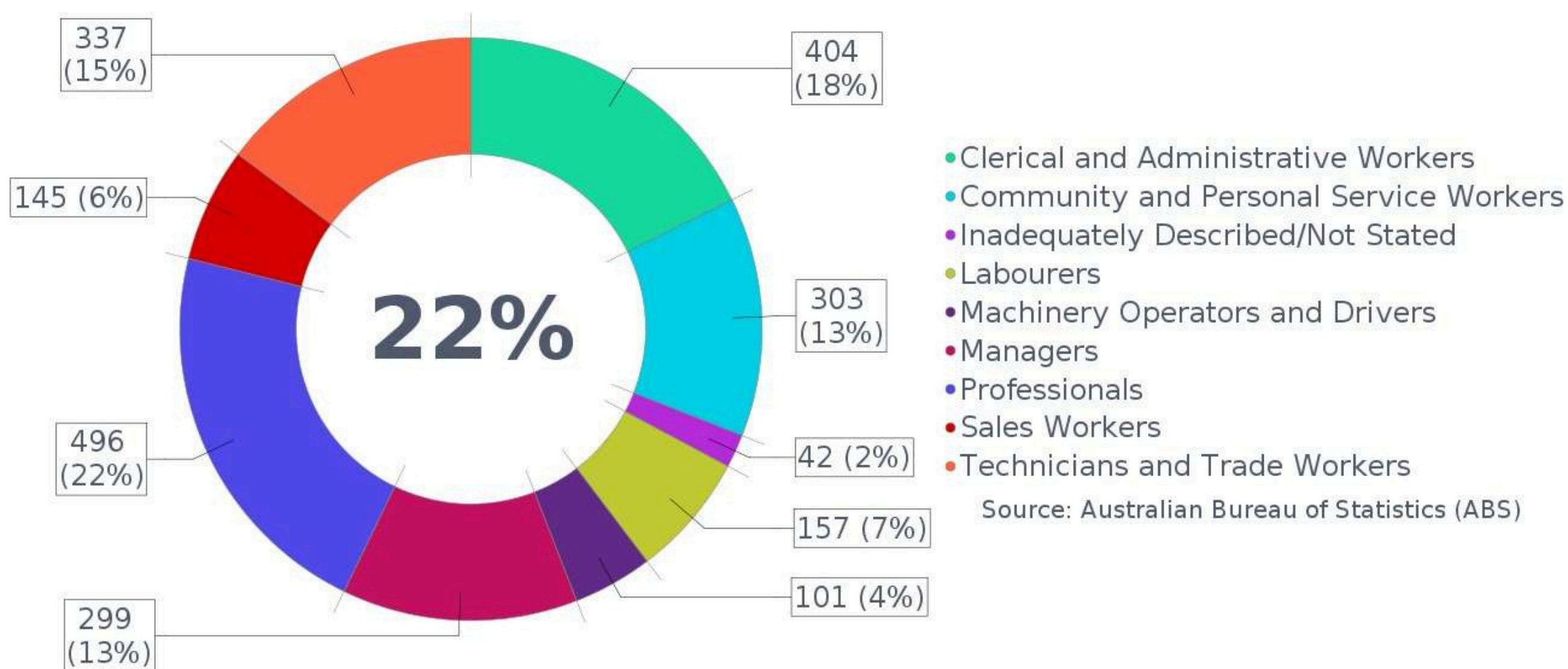
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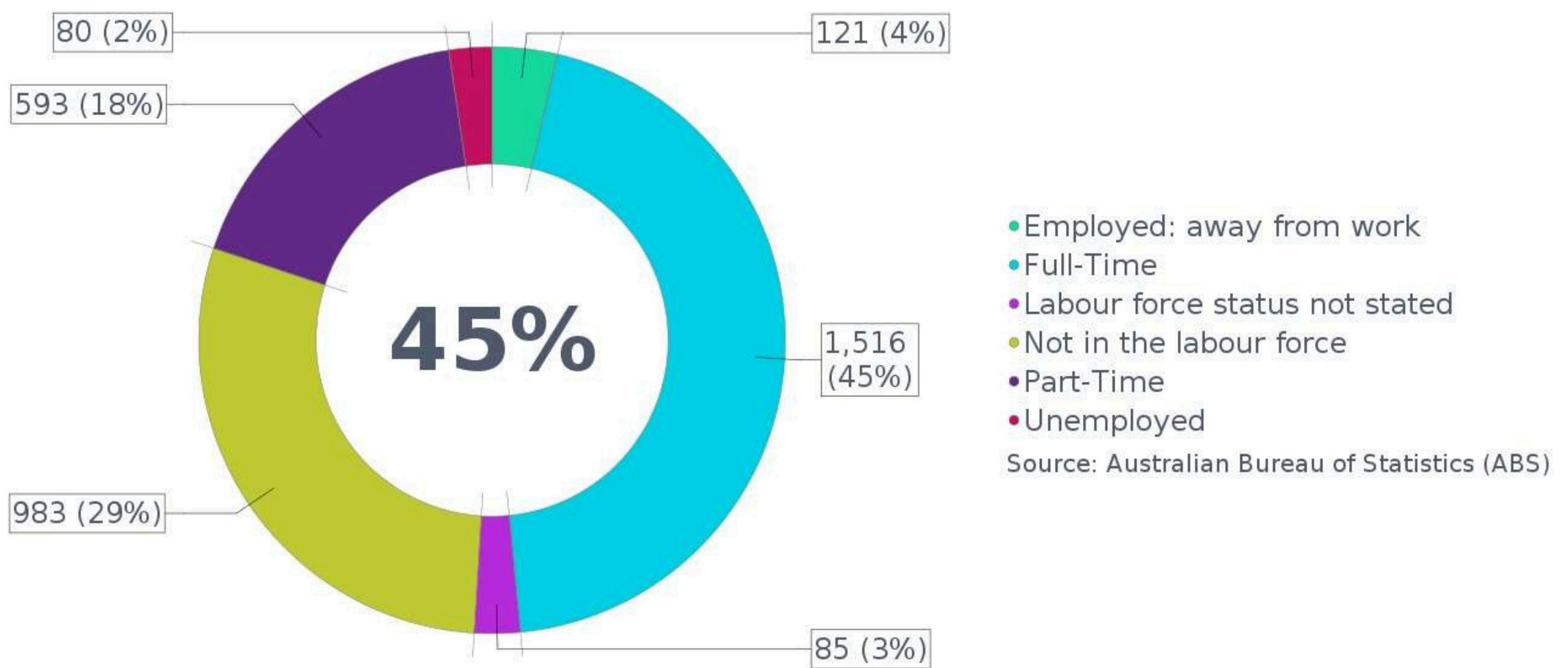
Non-School Qualification: Level of Education (2021)



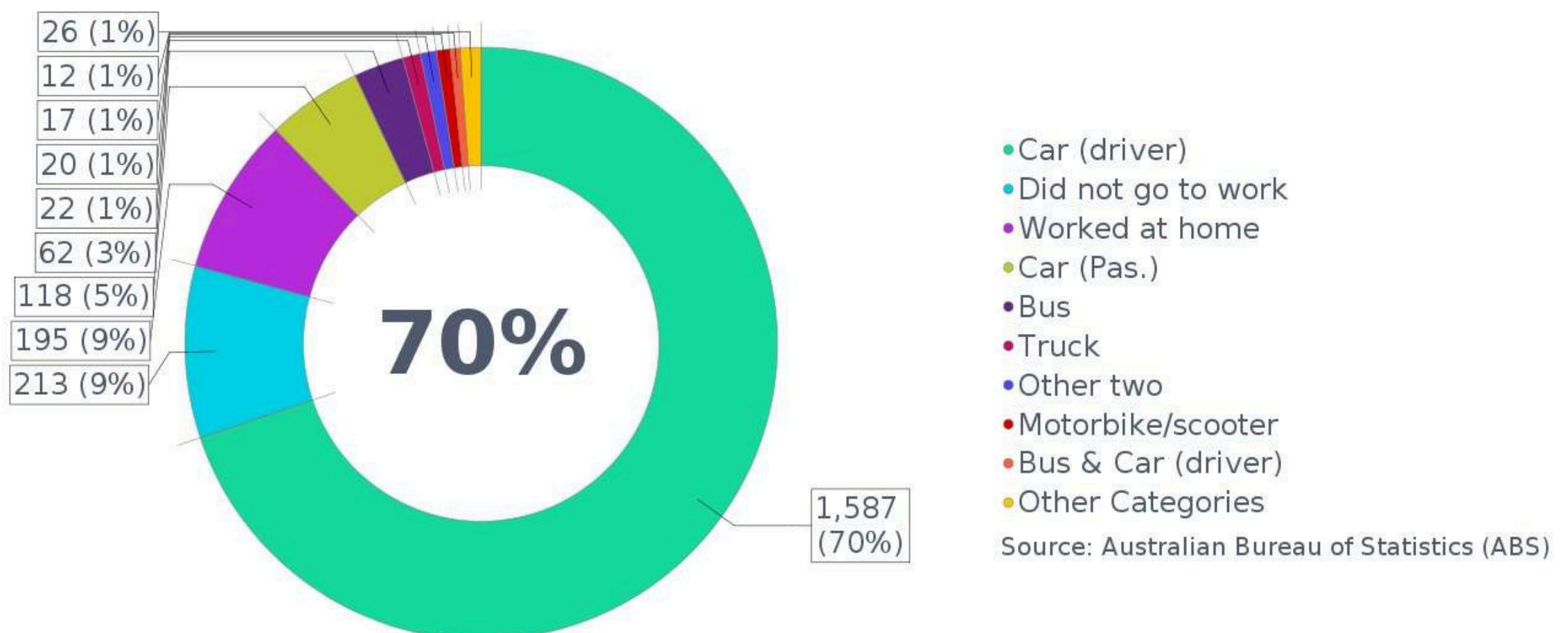
Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)



Prepared on 29/09/2025 by Auction Advantage. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)

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AirDNA Income Reports

1. Primary Residence
2. Secondary Residence

45

186 Ellerston Avenue,
Isabella Plains ACT 2905, Australia

Market:Australian Capital Territory Submarket:Isabella-Plains

Submarket Score

3 Bed 2 Bath 6 Guests

Operating Expenses

\$16.2K

Net Operating Income

\$30K

Cap Rate

\$46.2K
Projected Revenue

43%
Occupancy

\$292
Average Daily Rate

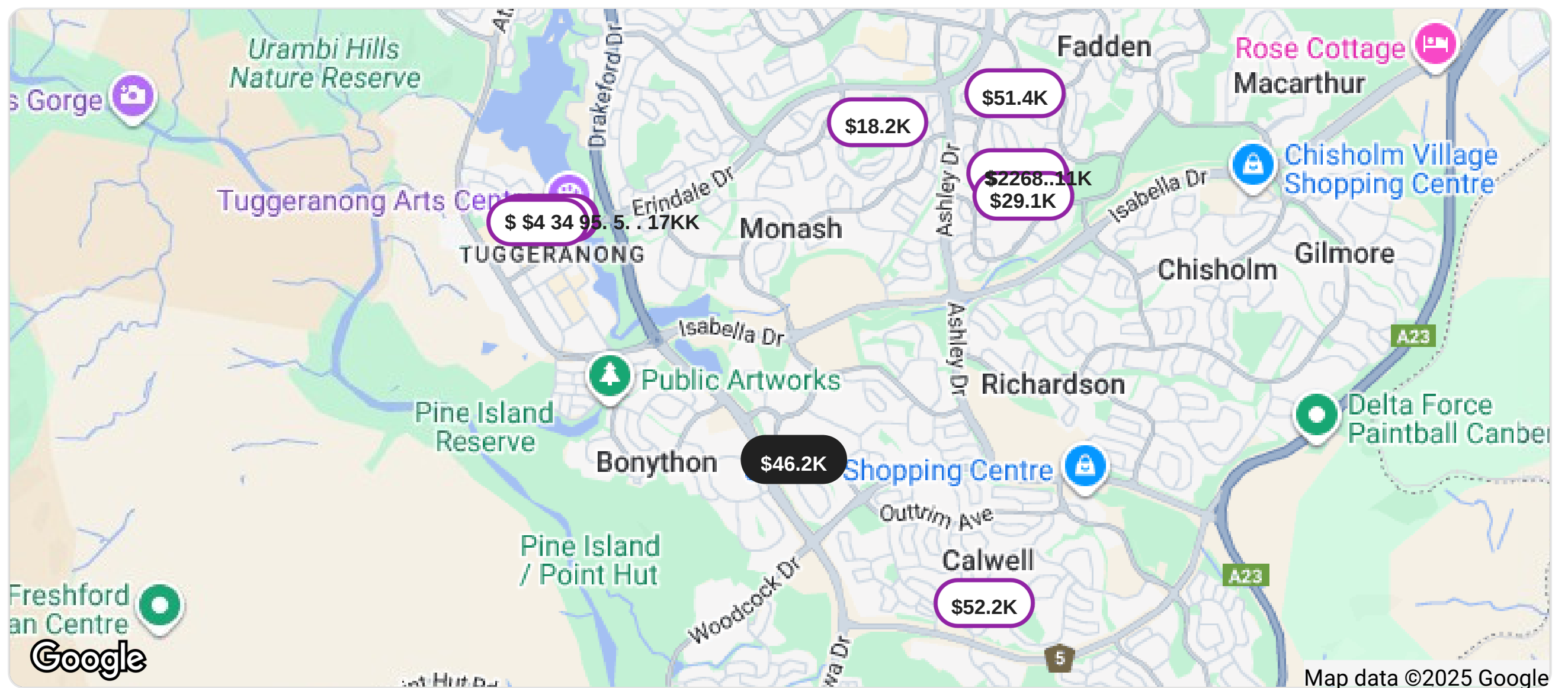
High
Confidence Score



Comparable short-term rental listings

Default Comps

Title	Bedrooms	Baths	Revenue Potential	Days Available	Revenue	Occupancy	ADR
Stylish new 3bedrm/2 bath Townhouse +wifi+garage	3	2.5	\$42.2K	258	\$28.1K	34%	\$315
LUXE large Townhouse 3bedrm/2 bath +wifi+garage	3	2.5	\$43K	222	\$26.1K	38%	\$310
Games House	3	2.5	\$52.8K	353	\$51.4K	50%	\$291
Tropical Gem - Outdoor Jacuzzi	3	1	\$54.9K	348	\$52.2K	47%	\$318
Stay Longer Three Bedroom Apartment in Tuggeranong	3	3	\$49.7K	159	\$35.7K	64%	\$353
Brand New 3 Bedroom Interconnecting in Tuggeranong	3	3	\$43K	283	\$39.1K	32%	\$429
Surrounded by reserve next to Erindale amenities	3	1	\$29.4K	188	\$18.2K	39%	\$249
Modern large Townhouse 3bedrm/2 bath +wifi+garage	3	3	\$50.4K	220	\$29.1K	47%	\$282
Three Bedroom Interconnecting in Tuggeranong	3	3	\$48.7K	286	\$44.5K	33%	\$473



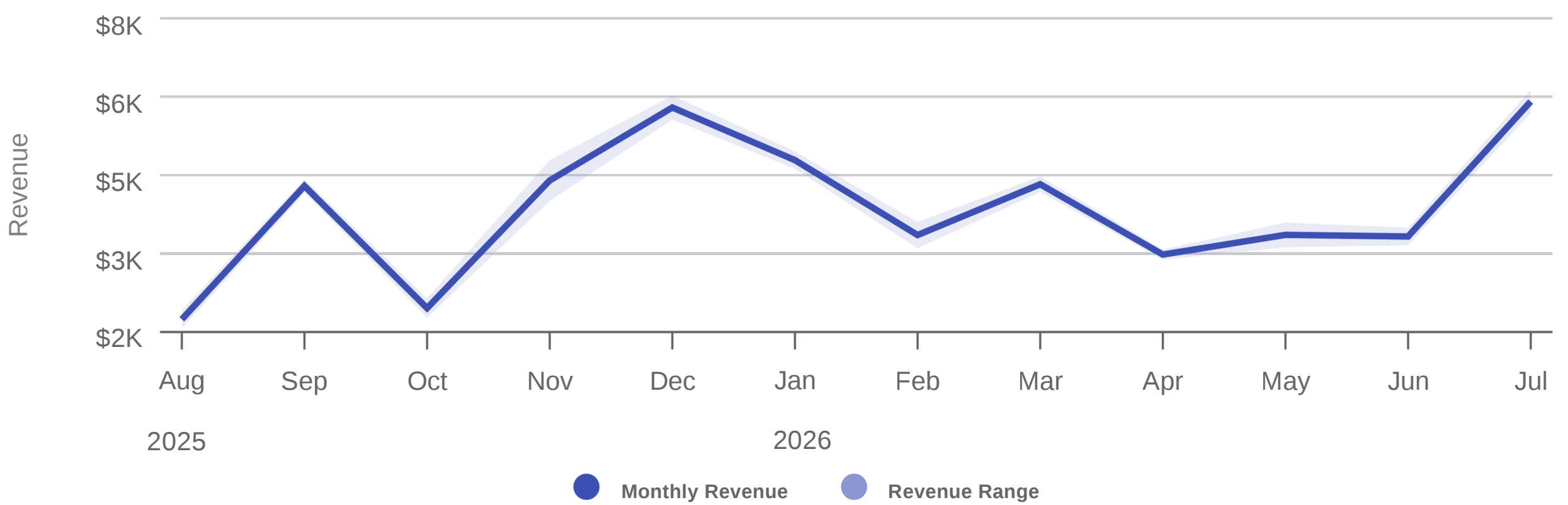
AIRDNA.CO

186 ELLERSTON AVE, ISABELLA PLAINS ACT 2905, AUSTRALIA

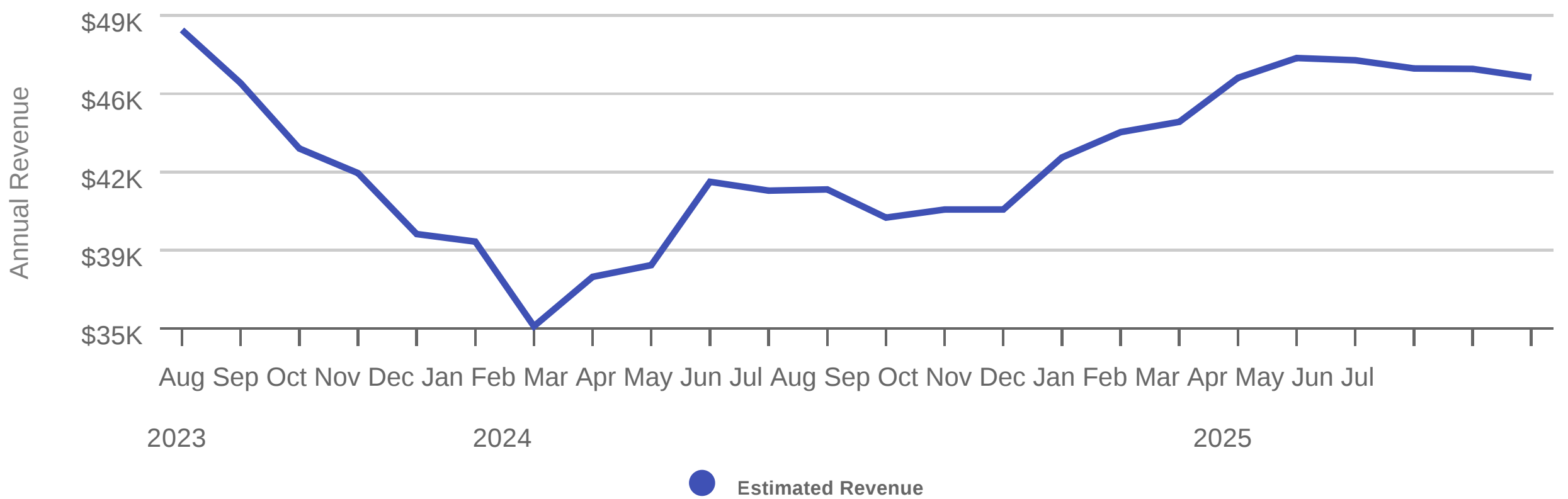
Comparable short-term rental amenities

Air Conditioning	100%	Parking	100%
Dryer	80%	Pool	0%
Heating	100%	Cable TV	100%
Hot Tub	10%	Washer	90%
Kitchen	100%	Wireless Internet	100%

What is the projected monthly revenue over the next year?



How has the annual projected revenue changed over time?



How does the revenue calculator work?

When an address is entered, a list of comparable short-term rentals is compiled and an index is created based on relevance. The more similar a property, the more weight it has on the calculation. It also factors in market-wide metrics such as seasonality, rental demand, and revenue growth.

How are the financial numbers determined?

After the projected revenue is created, we use that amount to generate common expenses associated with running a short term rental. The operating expenses include items such as HOA fees and taxes. The net operating income is calculated by removing the operating expenses from the projected revenue and the cap rate is telling you how much this property can yield.



45

186 Ellerston Avenue,
Isabella Plains ACT, Australia

Market: Australian Capital Territory Submarket: Isabella-Plains

Submarket Score 2 Bed 2 Bath 6 Guests

Operating Expenses **\$17.7K**
 Net Operating Income **\$34.1K**
 Cap Rate **---**



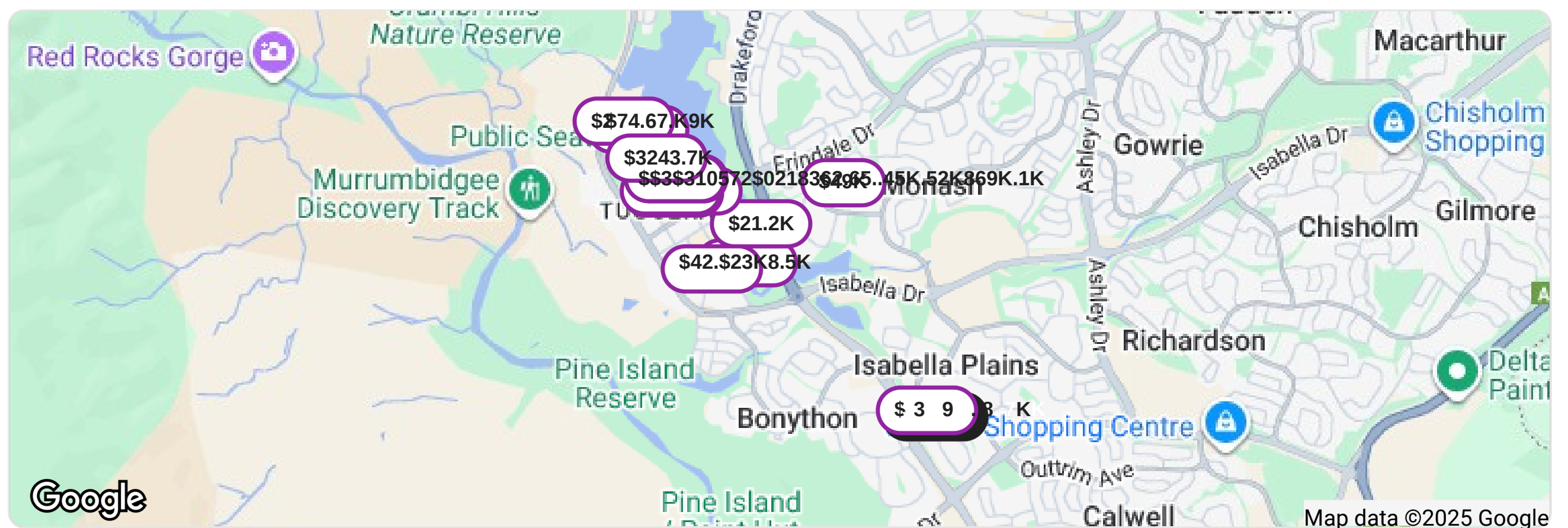
\$51.7K Projected Revenue
72% Occupancy
\$198 Average Daily Rate
High Confidence Score

Comparable short-term rental listings

Default Comps

Title	Bedrooms	Baths	Revenue Potential	Days Available	Revenue	Occupancy	ADR
NEW 2 bed, 2 bath - spacious & stylish Cottage	2	2	\$63.3K	251	\$39.8K	74%	\$214
Blackdiamond 504 - 2Bd/2Bth	2	2	\$54.1K	256	\$38.5K	73%	\$206
Modern 3-Bedroom Townhouse in Quiet Greenway	2	2	\$23K	124	\$21.2K	66%	\$258
Beautiful Townhouse - Lake Views!	2	2	\$48.4K	322	\$42.2K	72%	\$182
Stay Longer - Interconnecting Studio Apartments	2	2	\$33.6K	284	\$26.1K	40%	\$226
Stay Longer Two Bedroom Adjoining in Tuggeranong	2	2	\$39.9K	267	\$26.8K	40%	\$248
Stay Longer Two Bedroom Apartment in Tuggeranong	2	2	\$37.3K	277	\$30.5K	39%	\$284
Spacious 2-Bed Conveniently by Lake Tuggeranong	2	2	\$46.4K	275	\$34.7K	65%	\$193
Central 2BR Stylish Apt located in Greenway	2	2	\$46.9K	364	\$46.9K	65%	\$196
2B Spacious Apartment in the Heart of Tuggeranong	2	2.5	\$38K	260	\$27.7K	55%	\$195
Family Friendly Fun	2	1	\$61K	234	\$49K	79%	\$263
The Perfect Base Camp to Explore Canberra and Surr	2	1	\$42.5K	249	\$26K	53%	\$198

+ 8 additional listings in comp set



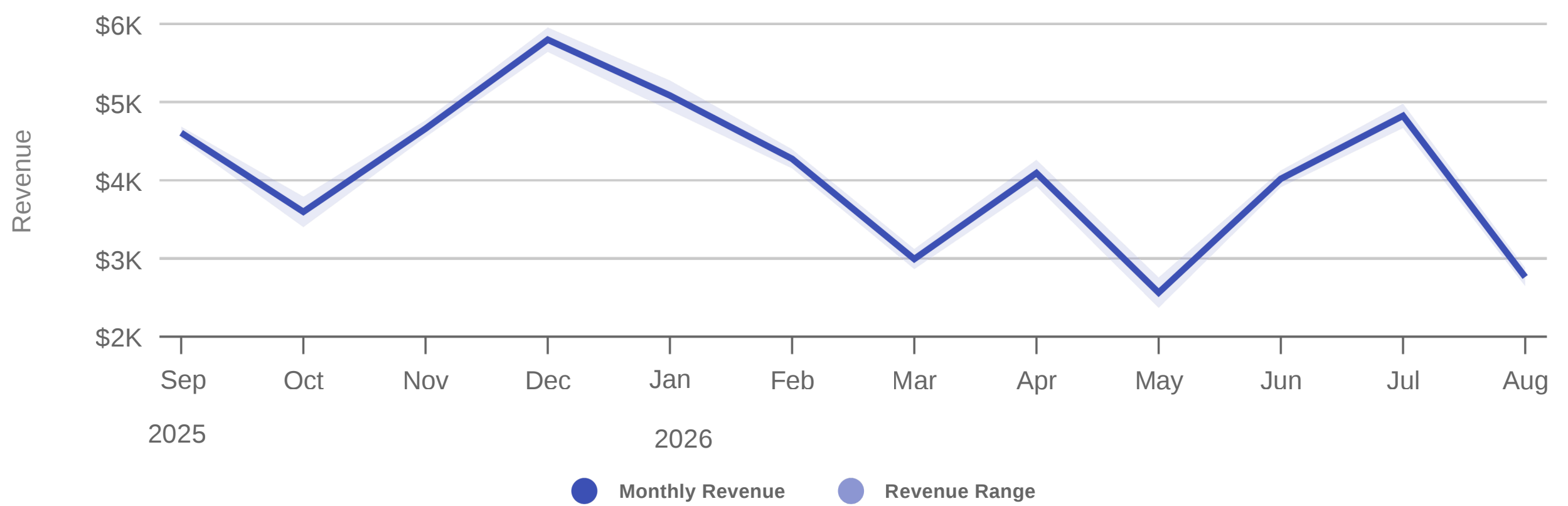
AIRDNA.CO

186 ELLERSTON AVE, ISABELLA PLAINS ACT 2905, AUSTRALIA

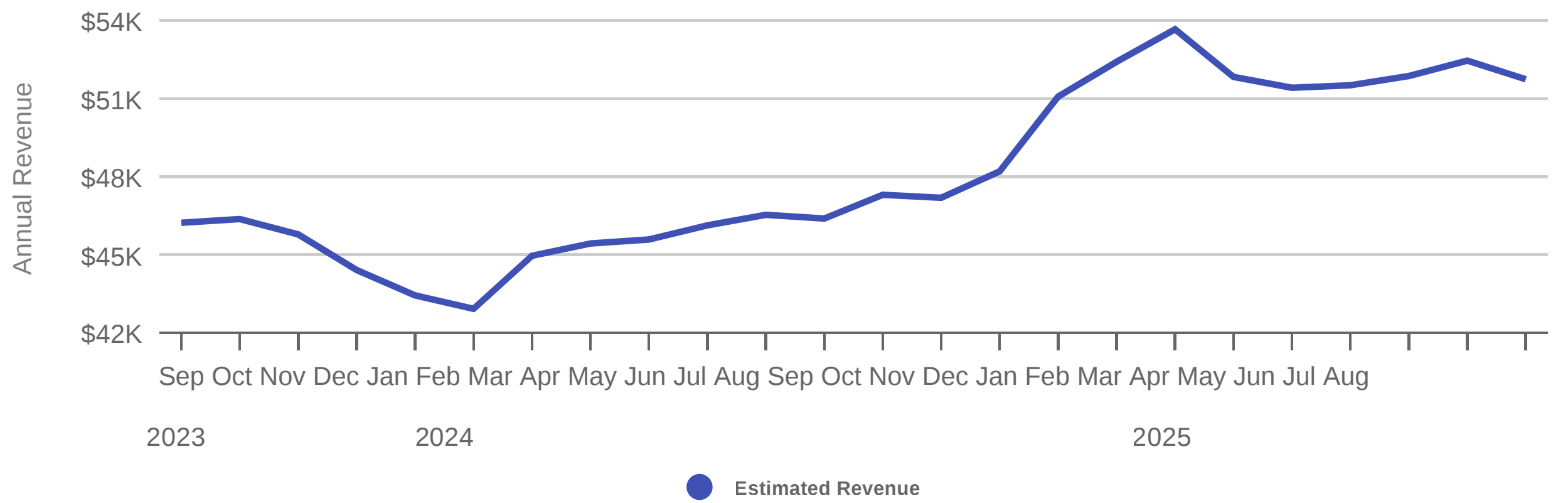
Comparable short-term rental amenities

Air Conditioning	100%	Parking	100%
Dryer	86%	Pool	14%
Heating	57%	Cable TV	86%
Hot Tub	5%	Washer	100%
Kitchen	100%	Wireless Internet	95%

What is the projected monthly revenue over the next year?



How has the annual projected revenue changed over time?



How does the revenue calculator work?

When an address is entered, a list of comparable short-term rentals is compiled and an index is created based on relevance. The more similar a property, the more weight it has on the calculation. It also factors in market-wide metrics such as seasonality, rental demand, and revenue growth.

How are the financial numbers determined?

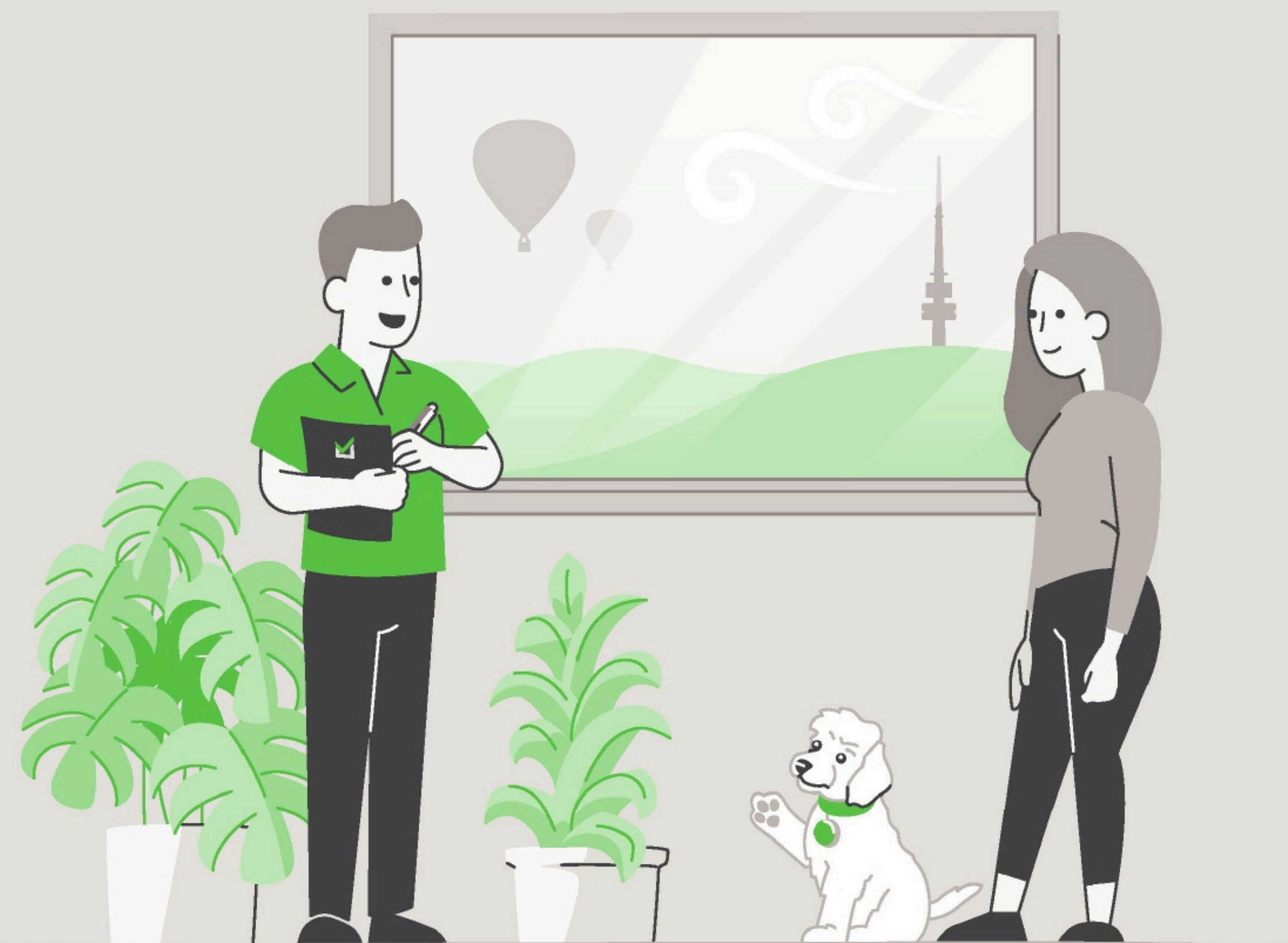
After the projected revenue is created, we use that amount to generate common expenses associated with running a short term rental. The operating expenses include items such as HOA fees and taxes. The net operating income is calculated by removing the operating expenses from the projected revenue and the cap rate is telling you how much this property can yield.



Building Inspection, Compliance and Pest Report

**Extracted pages, full report can be found via the QR codes
on page 4**

Report



CONCLUSION AND SUMMARY – RESIDENCE 1

The purpose of the Inspection is to identify the major defects and safety hazards associated with the property at the time of the Inspection. The Inspection and reporting are limited to a visual assessment of the Building Members in accord with Appendix C AS4349.1-2007.

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

The incidence of Major Defects in this Residential Building as compared with similar Buildings is considered: **Low**

The incidence of Minor Defects in this Residential Building as compared with similar Buildings is considered: **Low**

The overall condition of this Residential Dwelling in the context of its age, type and general expectations of similar properties is: **Above Average**

Please Note: This is a general appraisal only and cannot be relied upon on its own – read the Report in its entirety.

This Summary is supplied to allow a quick and superficial overview of the Inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full Report and not in isolation from the Report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

PROPERTY STATISTICS – RESIDENCE 1

Building Report	Above Average
Compliance Report	Please read full compliance report section of the report
Pest Inspection	No active subterranean termites (live specimen) were found
Energy Efficiency Rating	2.5 Stars
Inspection Date	Thursday, May 15 th 2025
Name of Assessor	Ned Strickland
Reference Number	62933
Address of Property Inspected	186 Ellerston Avenue, Isabella Plains ACT 2905
Client	Watson
Block and Section	Block 14 Section 801 ISABELLA PLAINS
Year original residence COU was issued	1988
House size (approximately)	Residence: 130.46m ² Enclosed carport: 28.76m ²
Weather conditions at time of Inspection	Fine
Occupancy Status	Occupied

*The table above is to be used as a quick reference. Please read the full Report before reaching your conclusion regarding the condition of the Property.

Whilst every care has been taken to ensure the accuracy of the property house and block size, we accept no responsibility for any inaccuracies as supplying this information exceeds a standard building inspection under AS4349.1-2007.

PROPERTY CONSTRUCTION DETAILS – RESIDENCE 1

Flooring	Concrete slab on ground
External walls	Brick veneer
Roof framing	Timber: Truss roof framing
Roof cladding	Concrete roof tiles
Glazing	Single glazed windows
Cooktop	Electric cooktop
Oven	Electric oven
Dishwasher	Bosch

* Whilst every care has been taken to ensure the accuracy of the property construction details, we accept no responsibility for any inaccuracies of construction details or testing of appliances.

GENERAL ACCESS LIMITATIONS – RESIDENCE 1

Internal	At the time of inspection, the building was furnished. This allows for a limited inspection in areas not restricted by furnishings, stored goods, floor mats, etc.
External	A full inspection was carried out to the exterior of the building
Roof void	NOTE. Inspection around the eaves was restricted due to low pitch and clearance to allow bodily access in this area. This allows only for a limited visual inspection from a distance to be carried out. Other restrictions found in the roof void: Insulation on top of ceiling restricting visual inspection of the ceiling framing Ducting flex throughout the roof space restricting access in areas
On-top of roof	The inspection was restricted to visually looking from a 3.6m ladder lent against the gutter in several areas around the building
Enclosed carport	A full inspection was carried out inside the enclosed carport

*Where access is noted as limited or restricted, it is recommended that access be gained to these areas as these areas may contain concealed defects.

DEFINITIONS

Good	The item is in the Inspector's opinion of an acceptable standard with no defects visible. Superficial defects will not be commented on
Fair	The item in the Inspector's opinion has some minor defects and requires minimal maintenance or repair
Poor	The item in the Inspector's opinion needs significant repair or replacement

ENTRANCE/LIVING ROOM

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good

FAMILY ROOM

Ceiling	Minor cracking was noted in the ceiling. This is caused through normal building movement and is not considered to be excessive cracking
Walls	Good
Door and door hardware	Good
Floor coverings	Good

KITCHEN

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Kitchen cupboards	Good
Bench top	Good
Splashback	Good
Exhaust fan	The exhaust fan was operational at the time of inspection

RUMPUS ROOM

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good

ENCLOSED PORCH

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good

MASTER BEDROOM

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Wardrobe	Good

BEDROOM 2

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Wardrobe	Good

BEDROOM 3

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Wardrobe	Good

ENSUITE

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Shower screen	Good
Water leakage in shower area?	There was no water leakage detected
Floor and wall tiles in shower area	Good
Vanity/Basin	Good
Taps	Good
Bath	Good
Exhaust fan	The exhaust fan was operational at the time of inspection
Toilet suite	Good

BATHROOM

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Shower screen	Good
Water leakage in shower area?	There was no water leakage detected
Floor and wall tiles in shower area	Good
Vanity/Basin	Good
Taps	Good
Bath	Good
Exhaust fan	The exhaust fan was operational at the time of inspection

TOILET

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Exhaust fan	The exhaust fan was operational at the time of inspection
Toilet suite	Good

LAUNDRY

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Laundry tub	Good
Splashback	Good
Exhaust fan	The exhaust fan was operational at the time of inspection

ROOF CAVITY

Construction	Good
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EXTERIOR

Driveway and paths	Good. Some minor cracking of the concrete was noted. The cracking found is considered normal
Roof covering	Several chipped tiles were noted on the roof. This is unlikely to cause a leak due to the overlap in the tiles
Roof pointing	Good
Roof flashings	Good
Eaves	Good
Fascia	Good
Gutters	Good
External walls	Good. No major cracking noted
Windows	Good
Fences	Good
Gate	Good
Pergola	Good
Site drainage	The site generally drains away from the perimeter of the building

ENCLOSED CARPORT

Structure	Good
Slab	Good. No major cracking noted
Walls	Good. No major cracking noted
Garage door	Good
Is an auto opener installed on the roller door?	Yes

CONCLUSION AND SUMMARY – RESIDENCE 2

The purpose of the Inspection is to identify the major defects and safety hazards associated with the property at the time of the Inspection. The Inspection and reporting are limited to a visual assessment of the Building Members in accord with Appendix C AS4349.1-2007.

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

The incidence of Major Defects in this Residential Building as compared with similar Buildings is considered: **Low**

The incidence of Minor Defects in this Residential Building as compared with similar Buildings is considered: **Low**

The overall condition of this Residential Dwelling in the context of its age, type and general expectations of similar properties is: **Above Average**

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PROPERTY STATISTICS – RESIDENCE 2

Building Report	Above Average
Compliance Report	No unapproved structures
Pest Inspection	No active subterranean termites (live specimen) were found
Energy Efficiency Rating	5.5 Stars
Inspection Date	Thursday, May 15 th 2025
Name of Assessor	Andrew Tozer
Reference Number	62933
Address of Property Inspected	186 Ellerston Avenue, Isabella Plains ACT 2905
Client	Watson
Block and Section	Block 14 Section 801 ISABELLA PLAINS
Year original residence COU was issued	2021
House size (approximately)	Residence: 89.98m ²
Weather conditions at time of Inspection	Fine
Occupancy Status	Unoccupied (furnished/styled)

*The table above is to be used as a quick reference. Please read the full Report before reaching your conclusion regarding the condition of the Property.

Whilst every care has been taken to ensure the accuracy of the property house and block size, we accept no responsibility for any inaccuracies as supplying this information exceeds a standard building inspection under AS4349.1-2007.

PROPERTY CONSTRUCTION DETAILS – RESIDENCE 2

Flooring	Concrete slab on ground
External walls	Brick veneer/weatherboard
Roof framing	Timber: Truss roof framing
Roof cladding	Concrete roof tiles
Glazing	Double glazed windows
Cooktop	Electric cooktop
Oven	Electric oven
Dishwasher	Fisher and Paykel
Hot water system	Instantaneous gas hot water

* Whilst every care has been taken to ensure the accuracy of the property construction details, we accept no responsibility for any inaccuracies of construction details or testing of appliances.

GENERAL ACCESS LIMITATIONS – RESIDENCE 2

Internal	At the time of inspection, the building was furnished. This allows for a limited inspection in areas not restricted by furnishings, stored goods, floor mats, etc.
External	A full inspection was carried out to the exterior of the building
Roof void	NOTE. Inspection around the eaves was restricted due to low pitch and clearance to allow bodily access in this area. This allows only for a limited visual inspection from a distance to be carried out. Other restrictions found in the roof void: The inspection of the roof void was restricted to a visual inspection from the roof access point due to the low roof pitch not allowing bodily access
On-top of roof	The inspection was restricted to visually looking from a ladder lent against the gutter in several areas around the building

*Where access is noted as limited or restricted, it is recommended that access be gained to these areas as these areas may contain concealed defects.

DEFINITIONS

Good	The item is in the Inspector's opinion of an acceptable standard with no defects visible. Superficial defects will not be commented on
Fair	The item in the Inspector's opinion has some minor defects and requires minimal maintenance or repair
Poor	The item in the Inspector's opinion needs significant repair or replacement

ENTRANCE/LIVING/DINING

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good

KITCHEN

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Kitchen cupboards	Good
Bench top	Good
Splashback	Good
Exhaust fan	The exhaust fan was operational at the time of inspection

HALLWAY

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good

BEDROOM 1

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Wardrobe	Good

BEDROOM 2

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Wardrobe	Good

ENSUITE

Ceiling	Minor cracking was noted to the cornice joints. Repairs are optional
Walls	Various areas of minor cracking were noted in the internal corners and plasterboard joints. This is caused through normal building movement and is not considered to be excessive cracking
Door and door hardware	The door has minor damage from previous rubbing. This is a cosmetic defect only
Floor coverings	Good
Shower screen	Good
Water leakage in shower area?	There was no water leakage detected
Floor and wall tiles in shower area	Good
Vanity/Basin	Good
Taps	Good
Exhaust fan	The exhaust fan was operational at the time of inspection
Toilet suite	Good

ENSUITE TO BEDROOM 2

Ceiling	Minor cracking was noted to the cornice joints. Repairs are optional
Walls	Various areas of minor cracking were noted in the internal corners. This is caused through normal building movement and is not considered to be excessive cracking
Door and door hardware	Good
Floor coverings	Good
Shower screen	Good
Water leakage in shower area?	There was no water leakage detected
Floor and wall tiles in shower area	Good
Vanity/Basin	Good
Taps	Good
Exhaust fan	The exhaust fan was operational at the time of inspection
Toilet suite	Good

LAUNDRY

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Laundry tub	Good
Splashback	Good
Exhaust fan	The exhaust fan was operational at the time of inspection

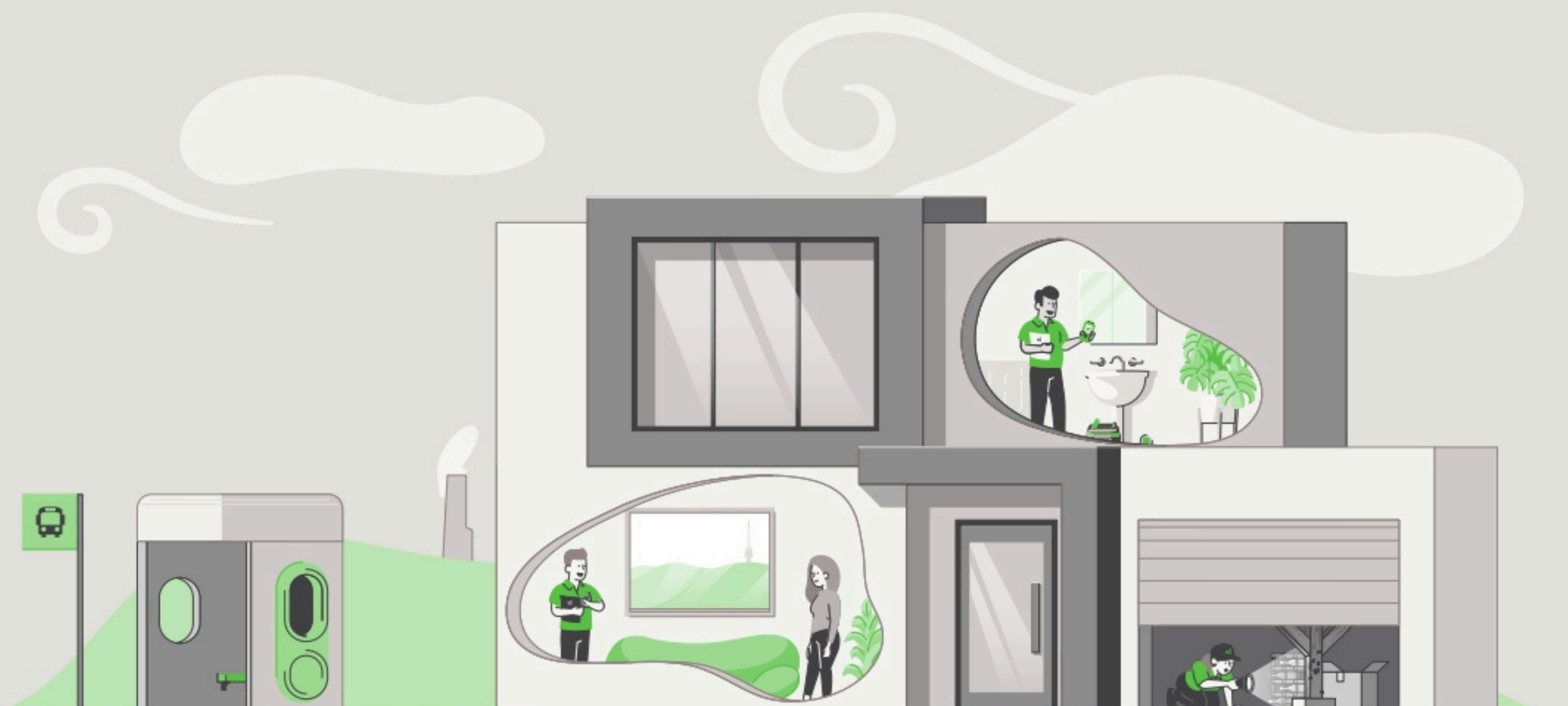
ROOF CAVITY

Construction	Good
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EXTERIOR

Driveway and paths	Good. Some minor cracking of the concrete was noted. The cracking found is considered normal
Roof covering	Good
Roof pointing	The roof pointing is generally good, however, there are some areas of minor cracking/flaking
Eaves	Good
Fascia	Good
Gutters	Good. The gutters appear to be in functional condition
External walls	Good. No major cracking noted
Windows	Good
Fences	Good
Gate	Good
Alfresco	Good
Pergola/Carport	The timber frame is in serviceable condition; however, areas of general weathering was noted
Site drainage	The site generally drains away from the perimeter of the building

Timber Pest Report



SUMMARY SHEET – RESIDENCE 1

Property Address: 186 Ellerston Avenue, Isabella Plains ACT 2905
Client: Watson
Inspection Date: Thursday, May 15th 2025
Inspection carried out by: Ned Strickland

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1.0 ACCESS LIMITATIONS

There were access limitations to the inspection/report. Please refer to section 1.0 of the report.

2.0 TERMITE ACTIVITY

No active subterranean termites (live specimens) were found.

No visible evidence of subterranean termite workings or damage was found.

3.0 BORER ACTIVITY

No visible evidence of borers of seasoned timbers was found.

4.0 DECAY FUNGI

No evidence of damage caused by wood decay (rot) fungi was found.

For complete and accurate information, please refer to the attached 'Visual Timber Pest Report', which is prepared in accordance with AS 4349.3.

SUMMARY SHEET – RESIDENCE 2

Property Address: 186 Ellerston Avenue, Isabella Plains ACT 2905
Client: Watson
Inspection Date: Thursday, May 15th 2025
Inspection carried out by: Andrew Tozer

This summary is supplied to allow a quick and superficial overview of the Inspection results. This summary is NOT the Report and cannot be relied upon on its own. This summary must be read in conjunction with the full Report and not in isolation from the Report. If there should happen to be any discrepancy between anything in the Report, and anything in this summary, the information in the Report shall override that in the summary. The Report is subject to conditions and limitations. Your attention is particularly drawn to the clauses, disclaimer of liability to third parties, limited liability to a purchaser with the Australian Capital Territory (ACT), and to the notice to the purchaser at the back of this Report.

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3.0 BORER ACTIVITY

No visible evidence of borers of seasoned timbers was found.

4.0 DECAY FUNGI

No evidence of damage caused by wood decay (rot) fungi was found.

For complete and accurate information, please refer to the attached 'Visual Timber Pest Report', which is prepared in accordance with AS 4349.3.

Compliance Report Residence 1 & 2



COMPLIANCE REPORT

This is a Compliance Report regarding any unapproved structures or alterations. ACT Property Inspections have accessed the attached Building File from ACT Planning and Land Authority (ACTPLA) and hold no responsibility for any inaccuracies in the Building File supplied by ACTPLA. The Compliance report is based solely upon the information available from the Building File which does not contain information regarding Plumbing or Electrical work that has taken place since the original construction. Information regarding the Plumbing and Electrical is available upon application from ACTPLA. Since we are not Plumbers or Electricians, we are unable to comment on those works. If structures have been noted as requiring approval, a Certifier should be engaged to assess if the structure will comply with the relevant ACT legislation. Owners must be aware that unapproved structures may not comply and may require significant repair, design change or possible removal.

Property Address: 186 Ellerston Ave, Isabella Plains ACT 2905
Block & Section: Block 14 Section 801 ISABELLA PLAINS
Inspection Date: Thursday, May 15th 2025

APPROVAL STATUS

Description	Plan number	Certificate of occupancy date	Approval status
Brick Veneer Residence	73185+/A	16/05/1988	Approved. Note: The carport on this approval has been removed.
Additions & Alterations	73185/B	06/06/1995	Approved.
New Carport	20003803/A	28/08/2000	Approved.
Secondary Residence, Pergola, Deck & Alfresco	B2021264/A+/B	12/07/2021	Approved.
External structures: <ul style="list-style-type: none"> Pergola (adjacent enclosed carport) Storage container 	-	-	These structures are unapproved as there are more than 2 Class 10 structures built within 1.5m of the boundary. Development approval is required.
Installation of roller door	-	-	This structure is unapproved as more than two of the carport's sides have been partially or wholly enclosed, converting the structure into a garage. Building approval is required.
Rear pergola adjacent enclosed porch (Residence 1)	-	-	This structure is unapproved as the roof area exceeds 25m ² . Building approval is required.
External structures: <ul style="list-style-type: none"> Fence between residences Pergola adjacent master bedroom (Residence 1) 	-	-	These structures are exempt from approval. No action is required.

SURVEY REPORT

Survey Report completed by	Date Survey report was completed	Comments
John W. Foxlee	Friday, 25 March 1988	There are no apparent encroachments upon this land or by this property on adjoining lands or street. Note: Carport not constructed 25/03/1988.
Fisher Stewart Pty Limited	Friday, 30 June 2000	This survey is regarding the Brick Carport. There are no apparent encroachments upon this land or by this property on adjoining lands or street.
Brian Milburn & Associates	Wednesday, 17 March 2021	This survey is regarding the Secondary Residence. There are no apparent encroachments upon this land or by this property on adjoining lands or street.

Energy Efficiency Rating Residence 1



FirstRate Report



YOUR HOUSE ENERGY RATING IS: ★★☆☆ **2.5 STARS**
in Climate: 24

SCORE: -26 POINTS

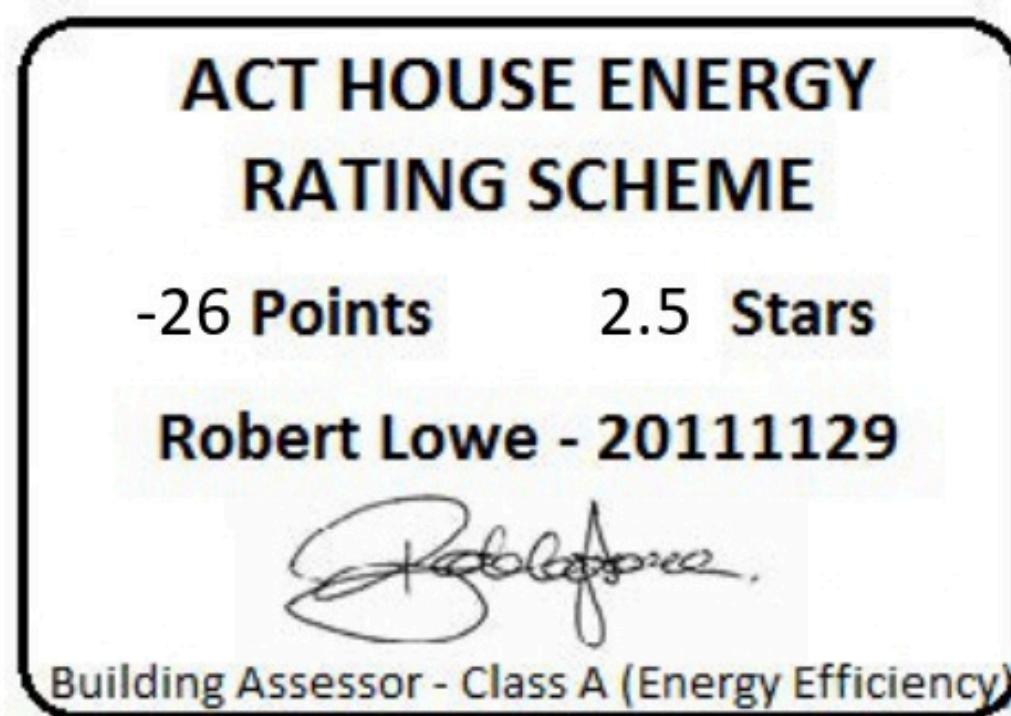
Name: Watson

Ref No: 62933

House Title: Block 14 Section 801 ISABELLA PLAINS

Date: 15-05-2025

Address: 186 Ellerston Ave, Isabella Plains ACT (Front Residence)



This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached Rating Summary. Changes to any of these could affect the rating.

IMPROVING YOUR RATING

The table below shows the current rating of your house and its potential for improvement.

Star Rating	POOR			AVERAGE				GOOD			V. GOOD	
	0 Star	★	★★	★★★	★★★★	★★★★★	★★★★★★	★★★★★★★	★★★★★★★★	★★★★★★★★★		
Point Score	-71	-70	-46	-45	-26	-25	-11	-10	4	5	16	17
Current	-26											
Potential	23											

Incorporating these design options will add the additional points required to achieve the potential rating shown in the table. Each point represents about a 1% change in energy efficiency. This list is only a guide to the range of options that could be used.

Design options

Additional points

Change ceiling insulation	R 4	9
Change added wall insulation	R 2.5	29
Change frame to	Aluminium-Improved	12

ORIENTATION

Orientation is one of the key factors which influences energy efficiency. This dwelling will achieve different scores and star ratings for different orientations.

Current Rating	-26	★ ★ ☆
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Largest windows in the dwelling;

Direction : NNW

Area : 11 m²

The table below shows the total score for the dwelling when these windows face the direction indicated.

Note that obstructions overshadowing windows have been removed from all windows in these ratings to allow better comparisons to be made between orientations.

ORIENTATION	POINT SCORE	STAR RATING
1. North West	-29	★ ★ ☆
2. North	-24	★ ★ ★
3. North East	-24	★ ★ ★
4. East	-28	★ ★ ☆
5. South East	-35	★ ★
6. South	-34	★ ★
7. South West	-35	★ ★
8. West	-33	★ ★ ☆

FirstRate Mode
Climate: 24

RATING SUMMARY for: Block 14 Section 801 ISABELLA PLAINS, 186 Ellerston Ave, Isabella Plains ACT,

Assessor's Name:

Net Conditioned Floor Area: 115.2 m²

Feature	Points					
	Winter	Summer	Total			
CEILING	-3	-1	-3			
Surface Area: 0 Insulation: -3						
WALL	-25	0	-25			
Surface Area: -21 Insulation: -4 Mass: 0						
FLOOR	9	0	9			
Surface Area: 0 Insulation: -6 Mass: 14						
AIR LEAKAGE (Percentage of score shown for each element)	3	0	3			
Fire Place 0 % Vented Skylights 0 %						
Fixed Vents 0 % Windows 26 %						
Exhaust Fans 6 % Doors 30 %						
Down Lights 0 % Gaps (around frames) 38 %						
DESIGN FEATURES	0	1	1			
Cross Ventilation 1						
ROOF GLAZING	0	0	0			
Winter Gain 0 Winter Loss 0						
WINDOWS	-14	-8	-22			
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
ENE	15	13%	-16	9	-1	-8
SSE	6	5%	-9	3	-1	-8
WSW	8	7%	-5	6	-2	-1
NNW	12	11%	-22	22	-4	-4
Total	41	36%	-53	39	-8	-22

* Air movement over glazing can significantly increase winter heat losses. SEAV recommends heating/cooling duct outlets be positioned to avoid air movement across glass or use deflectors to direct air away from glass.

The contribution of heavyweight materials to the window score is 1 point

	Winter	Summer	Total
RATING ★ ★ ☆	-30	-8	-26*
SCORE			

* includes 11 points from Area Adjustment

Detailed House Data

House Details

ClientName Watson
HouseTitle Block 14 Section 801 ISABELLA PLAINS
StreetAddress 186 Ellerston Ave, Isabella Plains ACT (Front Residence)
Postcode 2905
FileCreated 15-05-2025

Climate Details

State
Town Canberra
Postcode 2600
Zone 24

Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Concrete Slab on ground	No Subfloor	No	No	No	Tiles	R0.0	5.0m ²
2	Concrete Slab on ground	No Subfloor	No	No	No	Float Timb	R0.0	125.5m ²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Veneer	No	R0.0	32.0m	2.4m
2	Brick Veneer	No	R0.5	6.6m	2.4m
3	Brick Veneer	No	R1.5	22.6m	2.4m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Standard	No	No	R2.0	130.5m ²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	NNW	2.1m	2.6m	No	SG	ALSTD	HD	No	1.2m	0.6m	0.1m
2	NNW	2.1m	2.4m	No	SG	ALSTD	HD	No	1.2m	0.6m	0.1m
3	ENE	2.1m	1.8m	No	SG	ALSTD	HD	No	4.2m	2.1m	0.1m
4	SSE	2.1m	1.8m	No	SG	ALSTD	HD	No	1.2m	0.6m	0.1m
5	SSE	1.0m	1.2m	Yes	SG	ALSTD	NC	No	12.2m	6.1m	0.1m
6	SSE	1.0m	0.6m	Yes	SG	ALSTD	NC	No	3.6m	1.8m	0.1m
7	SSE	1.0m	0.5m	Yes	SG	ALSTD	NC	No	3.6m	1.8m	0.1m
8	ENE	2.1m	1.8m	Yes	SG	ALSTD	NC	No	16.2m	8.1m	0.1m
9	ENE	2.1m	1.8m	Yes	SG	ALSTD	NC	No	4.2m	2.1m	0.1m
10	ENE	2.1m	1.8m	Yes	SG	ALSTD	HD	No	4.2m	2.1m	0.1m
11	SSE	1.0m	0.0m	Yes	SG	ALSTD	NC	No	4.2m	2.1m	0.1m
12	WSW	2.1m	1.8m	Yes	SG	ALSTD	HD	No	0.0m	0.0m	0.0m
13	WSW	2.1m	1.8m	Yes	SG	ALSTD	HD	No	0.0m	0.0m	0.0m
14	NNW	1.0m	1.8m	Yes	SG	ALSTD	HD	No	0.0m	0.0m	0.0m

Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off
2	NNW	2.1m	2.4m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	1.8m	0.1m
6	SSE	1.0m	0.6m	3.0m	3.0m	11.7m	-0.2m	0.0m	0.0m	1.8m	1.0m
7	SSE	1.0m	0.5m	3.0m	3.0m	11.7m	-0.2m	0.0m	0.0m	1.8m	1.8m
8	ENE	2.1m	1.8m	0.0m	0.0m	0.0m	0.0m	4.5m	0.1m	2.6m	0.0m

Zoning Details

Is there Cross Flow Ventilation ? Good

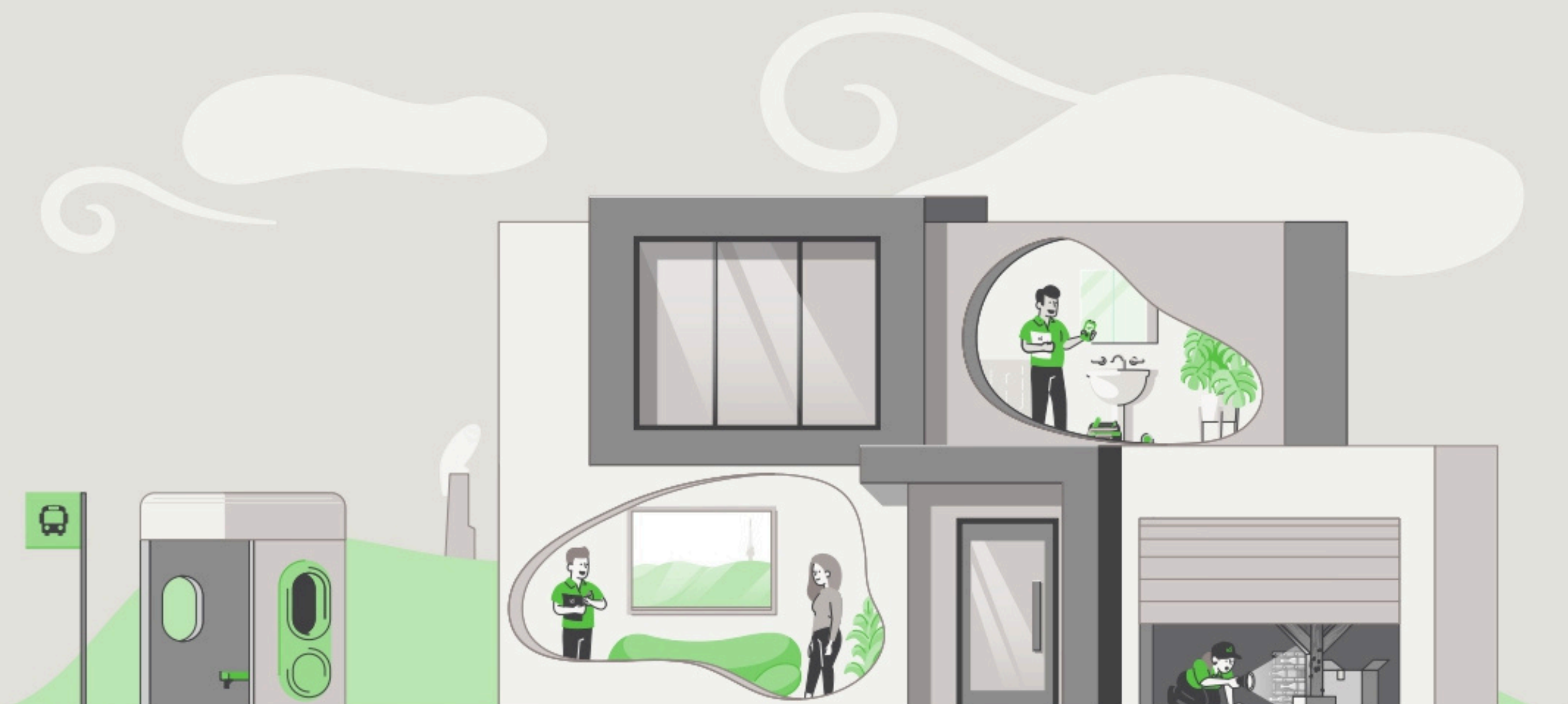
Air Leakage Details

Location Suburban
Is there More than One Storey ? No
Is the Entry open to the Living Area ? Yes
Is the Entry Door Weather Stripped ? Yes
Area of Heavyweight Mass 0m²
Area of Lightweight Mass 0m²

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	1	0
Downlights	0	0
Skylights	0	0
Utility Doors	0	3
External Doors	0	0

Unflued Gas Heaters 0
Percentage of Windows Sealed 98%
Windows - Average Gap Small
External Doors - Average Gap Small
Gaps & Cracks Sealed No

Energy Efficiency Rating Residence 2



FirstRate Report



YOUR HOUSE ENERGY RATING IS: ★★☆☆☆ **5.5 STARS**
in Climate: 24

SCORE: 11 POINTS

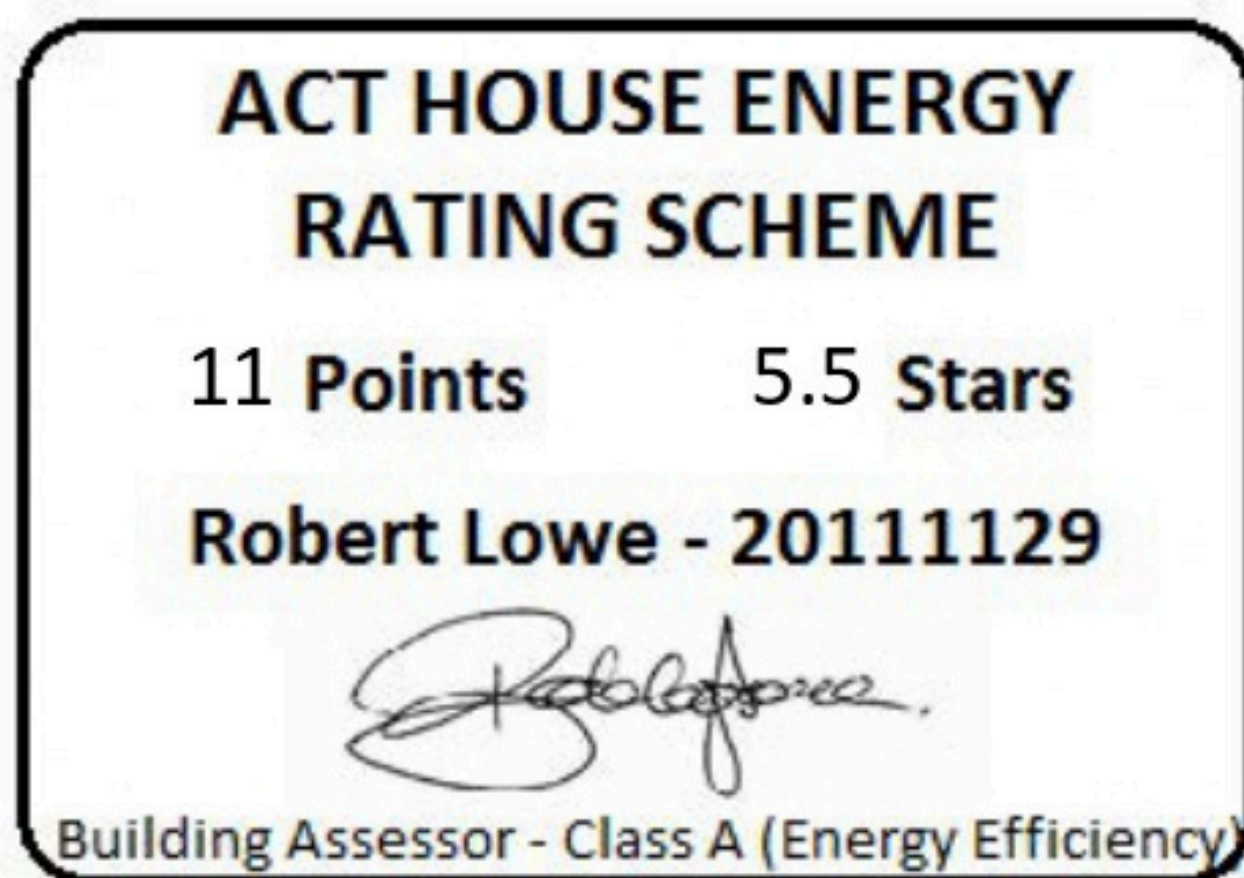
Name: Watson

Ref No: 62933

House Title: Block 14 Section 801 ISABELLA PLAINS

Date: 15-05-2025

Address: 186 Ellerston Ave, Isabella Plains ACT (Rear Residence)



This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached Rating Summary. Changes to any of these could affect the rating.

IMPROVING YOUR RATING

The table below shows the current rating of your house and its potential for improvement.

Star Rating	POOR			AVERAGE				GOOD			V. GOOD	
	0 Star	★	★★	★★★	★★★★	★★★★★	★★★★★★	★★★★★★★	★★★★★★★★	★★★★★★★★★		
Point Score	-71	-70	-46	-45	-26	-25	-11	-10	4	5	16	17
Current	11	<input type="text"/>										
Potential	11	<input type="text"/>										

Incorporating these design options will add the additional points required to achieve the potential rating shown in the table. Each point represents about a 1% change in energy efficiency. This list is only a guide to the range of options that could be used.

Design options

Additional points

ORIENTATION

Orientation is one of the key factors which influences energy efficiency. This dwelling will achieve different scores and star ratings for different orientations.

Current Rating	11	★★★★★☆
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Largest windows in the dwelling;

Direction : North West

Area : 11 m²

The table below shows the total score for the dwelling when these windows face the direction indicated.

Note that obstructions overshadowing windows have been removed from all windows in these ratings to allow better comparisons to be made between orientations.

ORIENTATION	POINT SCORE	STAR RATING
1. North West	13	★★★★★☆
2. North	15	★★★★★☆
3. North East	10	★★★★★
4. East	6	★★★★★
5. South East	6	★★★★★
6. South	11	★★★★★☆
7. South West	12	★★★★★☆
8. West	12	★★★★★☆

FirstRate Mode
Climate: 24

RATING SUMMARY for: Block 14 Section 801 ISABELLA PLAINS, 186 Ellerston Ave, Isabella Plains ACT,

Assessor's Name:

Net Conditioned Floor Area: 73.1 m²

				Points		
Feature				Winter	Summer	Total
CEILING				5	1	6
Surface Area:	0	Insulation:	6			
WALL				-5	-1	-6
Surface Area:	-8	Insulation:	5	Mass:	-3	
FLOOR				8	0	8
Surface Area:	0	Insulation:	-6	Mass:	14	
AIR LEAKAGE (Percentage of score shown for each element)				-4	0	-4
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	14 %			
Exhaust Fans	74 %	Doors	7 %			
Down Lights	0 %	Gaps (around frames)	5 %			
DESIGN FEATURES				0	1	1
Cross Ventilation	1					
ROOF GLAZING				0	0	0
Winter Gain	0	Winter Loss	0			
WINDOWS				-7	-9	-16
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
NE	3	5%	-6	10	-2	2
SE	5	7%	-11	5	-2	-7
NW	11	16%	-21	16	-6	-11
Total	20	28%	-38	31	-9	-16

* Air movement over glazing can significantly increase winter heat losses. SEAV recommends heating/cooling duct outlets be positioned to avoid air movement across glass or use deflectors to direct air away from glass.

The contribution of heavyweight materials to the window score is 3 points

				Winter	Summer	Total
RATING	★ ★ ★ ★ ★ ☆			-3	-9	11*
SCORE						

* includes 23 points from Area Adjustment

Detailed House Data

House Details

ClientName Watson
 HouseTitle Block 14 Section 801 ISABELLA PLAINS
 StreetAddress 186 Ellerston Ave, Isabella Plains ACT (Rear Residence)
 Postcode 2905
 FileCreated 15-05-2025

Climate Details

State
 Town Canberra
 Postcode 2600
 Zone 24

Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Concrete Slab on ground	No Subfloor	No	No	No	Tiles	R0.0	11.2m ²
2	Concrete Slab on ground	No Subfloor	No	No	No	Float Timb	R0.0	78.8m ²

Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Veneer	No	R2.0	45.5m	1.0m
2	Weatherboard	No	R2.0	45.5m	1.4m

Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Standard	No	No	R4.0	90.0m ²

Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	NW	1.2m	2.4m	No	DG	ALIMPR	HB	No	0.6m	0.6m	0.2m
2	NW	2.1m	2.7m	No	DG	ALIMPR	HB	No	3.0m	3.0m	0.2m
4	NW	1.2m	2.4m	No	DG	ALIMPR	HB	No	0.6m	0.6m	0.2m
5	NE	0.9m	0.6m	No	DG	ALIMPR	NC	No	0.6m	0.6m	0.2m
6	NE	1.2m	2.4m	No	DG	ALIMPR	HB	No	0.6m	0.6m	0.2m
7	SE	2.1m	2.6m	No	DG	ALIMPR	HB	No	0.6m	0.6m	0.2m

Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off
1	NW	1.2m	2.4m	4.0m	6.0m	7.3m	-0.3m	0.0m	0.0m	0.0m	0.0m
2	NW	2.1m	2.7m	4.0m	8.0m	7.3m	-0.3m	1.5m	0.5m	1.5m	0.5m
7	SE	2.1m	2.6m	0.0m	0.0m	0.0m	0.0m	2.0m	1.0m	0.0m	0.0m

Zoning Details

Is there Cross Flow Ventilation ? Good

Air Leakage Details

Location Suburban
 Is there More than One Storey ? No
 Is the Entry open to the Living Area ? Yes

Is the Entry Door Weather Stripped ? Yes
Area of Heavyweight Mass 0m²
Area of Lightweight Mass 0m²

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	0	3
Downlights	0	0
Skylights	0	0
Utility Doors	0	0
External Doors	1	0

Unflued Gas Heaters 0
Percentage of Windows Sealed 98%
Windows - Average Gap Small
External Doors - Average Gap Small
Gaps & Cracks Sealed Yes

FAQ's

Property Basics

What is the full street address of the property?

186 Ellerston Avenue, Isabella Plains ACT 2905

What is the block and section number?

Block 14, Section 801

Is the property on a separate title? If not, please explain.

Yes, single title

What is the block size (m²)?

762 sqm

What is the total living area (m²)?

The primary residence is 130.46 sqm, while the secondary residence is 89.98 sqm. This brings the total living area to 220.44 sqm.

What is the expected rent for the house (\$/week)?

As per the rental valuation, it is expected that a long term lease for both homes would be approximately \$1,500/week

What year was the main dwelling constructed?

The first COU was issued in 1988 on the primary residence. The secondary residence finished construction in 2021.

What is the current use of the property?

The primary residence is currently owner occupied. It has in the past been used for Airbnb in 2023. The secondary residence has always been used as an AirBnb investment. It was designed in 2021 with the intention of being the retirement home for the owners but hey never moved in.

Is the property currently tenanted?

The secondary dwelling is an active Airbnb.

Building and Systems

What is the hot water system?

Both homes run on electrical water storage systems.

Does the property have solar panels?

Yes, both residences have solar panels. The primary residence has 8, while the secondary residence has 24 panels.

Does the property have a battery storage system?

No

What is the roofing material?

Concrete roof tiling

Legal and Planning

What is the current zoning?

RZ1: SUBURBAN

What is the Unimproved Value (UV)?

2025: \$505,000

Has a building file search been completed?

Yes, a building file search was completed on the 21st of October for the purposes of drafting the auction agreement

Services and Reports

What services are connected (e.g. sewer, stormwater, electricity, NBN)?

NBN FTTN is connected, electricity and gas. Gas is not utilised but is connected. The electricity between residences is separately metered.

Is there a recent valuation or appraisal available?

Yes, please refer to the rental and sales letters above.

Are there any recent improvements or renovations?

The extension to the home of the master suite was built in 1995. The secondary dwelling was recently built in 2021. Recently, only minor cosmetic touch up have been completed.

Timber pest report overview

No termites, borers or fungi noted in either residences.

Services and Reports

Who are the current owners?

Lynette Dade

How long have they owned the property?

Lyn purchased the property as a block of land and had the primary residence built. She purchased the home in 1987-88.

Do the owners live in the property or is it an investment?

The property acts as both an investment and a residence for the owner and her husband. The primary residence is owner occupied, while the secondary residence is an investment on Airbnb

Are there any known disputes or issues with neighbours or boundaries?

There are no disputes.

Private Inspections

Please call or email to organise a private inspection that works for you.

E: contact@auctionadvantage.com.au

P: 1300 145 561

Frank Walmsley : 0400446605