

# Fast Facts

**13 Tivoli Esplanade**  
Como



## OVERVIEW

5 Bedroom | 2 Bathroom | 2 Car  
Block Size: 796.7sqm  
Frontage: 22.98m

## RATES & RENTAL

Council: \$481.30 p/qtr  
Water: \$171.41 p/qtr + usage  
Rental Opinion: \$750 p/week & flat \$400\*  
p/w (\*if updates are made)

## DISTANCES

Bus Stop: Novara Crescent and Railway rd  
(600m)  
Railway Station: Como Railway station  
(900m)  
Primary School: Como Public School  
(550m)  
High School: The Jannali High School  
(3.5km)

## ADDITIONAL

Easy walk to local cafes and restaurants.  
Across the road from the Carina Reserve  
and short stroll to Como pleasure grounds.  
Freshly painted throughout, polished timber  
flooring, bonus one bedroom attached  
studio.

## FAST FACTS IS BROUGHT TO YOU BY:

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## FREQUENTLY ASKED QUESTIONS

**How long have the current owners lived here?**  
Same family owned since built

**Floorboards or slab/other?**  
Floorboards / other

**Hot water system location?**  
Out the back

**Air conditioning?**  
Split system in lounge room

**Internet?**  
Yes

**Solar panels?**  
No

**Smoke detectors?**  
Yes

**Zone?**  
R2 Low Density Residential

**Lot Number?**  
Lot 2 DP11817



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