

7 Warrguny Street, Nambucca Heads

Property Information

Land/Lot	Lot 36 DP 1273811
Year of Construction	Adenbrook Home - Built in 2022
Land Size	566spm
Rental appraisal	\$650 - \$700 per week
Council Approval	Yes.
External Building Materials	<ul style="list-style-type: none">• Brick• Tiled roof
Building and Pest Items	No the vendor confirms, there are not b+p items to disclose
Hotwater system	Electric
Water Supply Details	Town Water
Ceiling Fans	Ceiling fans in all rooms in the house
Kitchen	<ul style="list-style-type: none">• 900mm Westinghouse electric oven and gas 5 burner• Silis Stone island Bench top• Butlers pantry
Parking	<ul style="list-style-type: none">• 2 car garage with electric roller door• Internal access and external access to backyard from garage• Additional parking for both a caravan and boat.
Flooring	<ul style="list-style-type: none">• Hybrid flooring• Carpeted bedrooms
Fencing	Colorbond
Council bin collection day	Monday
Flood zoning	No - As per the 10.7 Certificate located within the Contract
Bush fire risk	No - As per the 10.7 Certificate located within the Contract
Zoning	R1 - General Residential
Council rates	\$574.01 per quarter
Additional Information	15 amp power outlet located on the exterior wall of garage
NBN connected?	This property is connected to the NBN network
Points of interest	<ul style="list-style-type: none">• The V-Wall Outdoor Gallery – Iconic painted break-wall, perfect for a scenic walk and photos• Captain Cook’s Lookout – Clifftop views over the ocean, great for whale watching• Rotary Lookout – Peaceful spot with panoramic river and coastline views• Shelly Beach – Calm, family-friendly beach ideal for swimming and beginner surfing• Island Golf Club (Stuart Island) – 18-hole golf course surrounded by river views and nature



Rental Letter of Opinion



Contract on File

McGrath

Ben Payne
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Ashlee Downton
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All parties should rely on their own investigations to validate this information as we cannot guarantee it. We have diligently and conscientiously undertaken to ensure it is current and accurate, however, we do not accept any liability of any inaccuracy or misstatement.