

Frequently Asked Questions

Property Address: 868 River Drive, Empire Vale

Agents: Adam Gaiter – 0405 494 271
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HOUSE	
When was the property built?	1982
Why are you selling?	Liquidating asset
When was the property purchased?	Built 1982
Is the property owner occupied or tenanted?	owner
Rental Estimate?	\$680 pw - \$720 pw
Is the property sewer or septic?	septic
Is the cooktop gas, electric or induction?	Electric - Westinghouse
Is there a dishwasher?	Miele
Is there solar energy? How many panels?	no
What type of hot water system do you have? Location?	Solar hot water
Is there water storage?	10,000 gallon water tank - concrete semi underground
Is there air conditioning? Reverse/split or ducted?	no
What size is the fridge cavity? Is it plumbed for water?	not plumbed
Is there internet connection?	NBN available
Any recent home improvements?	Some renovations done after the flood
What is the zoning?	RU1 Primary production
Is there a security system?	no
Is there a building and pest report available?	no
Is there a termite treatment system?	no
What are the council rates?	\$1731 pa
South Ballina Ferry charges?	\$367 per annum or \$92 per quarter / 50% concessional
Is a pontoon or jetty allowed?	Application to be made to crown lands

Please note:

During the Feb 2022 flood, approx 1 foot of water entered the home.