

# FREQUENTLY ASKED QUESTIONS

## 1/23 Namitjira Place, Ballina

2 bedrooms | 1 bathroom | 1 car

Price Guide	\$910,000 – \$1,000,000
Total area	140sqm
Type and size of complex?	Apartment – Complex of 6
Age of Property?	Strata Plan registered 1972
Is the property Owner Occupied/Tenanted?	Vacant
Why are the Owners Selling?	Selling Investment
What is the rental estimate?	\$620 – \$680 per week
Is there broadband or internet connection?	NBN FTTC
Gas, electric or induction oven/cooktop?	Electric both
Is there a dishwasher?	Yes – LG
Is the building pet friendly?	On application
Is there solar energy?	No
Where is the hot water system located? Type?	Garage – Electric
Automatic garage doors?	Yes
Is there any additional storage?	Yes – Garage
Is there water storage?	No
Is there air conditioning?	Yes – Panasonic Split System
Are there ceiling fans?	No
What is the aspect of the property?	North East
What are the Council Rates?	\$2,767pa
Who is the Strata Manager and Levies Payable?	\$1,460pq
Total in Capital Works & Admin Funds?	Admin – \$5,634 Capital – \$64,569 as at 01/07/24
Additional Features?	- Laundry in garage - Oversized single garage

### AGENTS

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# McGrath

Whilst all details in this information sheet have been carefully prepared and are believed to be correct, no warranty can be given either expressly or implied by the vendors or their agents. Intending users must rely on their own enquiries.

\* Rental estimate is prepared on comparable rental data. We reserve the right to review this figure.