

## Frequently Asked Questions

**Property Address: 21 Leach Crescent, West Ballina**

**Agents: Adam Gaiter – 0405 494 271**  
**Maxine Gaiter – 0405 496 911**

HOUSE	
When was the property built?	2020
Why are you selling?	Downsizing
When was the property purchased?	Purchased land in 2019
Is the property owner occupied or tenanted?	owner occupied
Rental Estimate?	\$820 - \$880 per week
Is the property sewer or septic?	sewer
Is the cooktop gas, electric or induction?	Double electric oven (Technika)& Induction cooktop (Asko)
Is there a dishwasher?	LG dishwasher
Is there solar energy? How many panels?	8kw inverter. 32 panels. 2 x batteries - 27kw hours of storage
What type of hot water system do you have? Location?	315 litre Reclaim Energy heat pump HWS
Is there water storage?	Just under 2000L
Is there air conditioning? Reverse/split or ducted?	Ducted air con - 6 zones
What size is the fridge cavity? Is it plumbed for water?	Yes - double door fridge size
Is there internet connection?	NBN
Any recent home improvements?	no
What is the zoning?	R3 medium density
Are there any easements on the land ?	5m easement in rear of yard - sewer & storm water
Is there a security system?	Back to home security system (phone app) solar powered
Is there a building and pest report available?	no
Is there a termite treatment system?	yes
What are the council rates?	\$2372 pa