

FREQUENTLY ASKED QUESTIONS

102/3 Grandview Street, East Ballina

2 bedrooms | 2 bathroom | 1 car

Price Guide	\$690,000 - \$750,000
Type and size of complex?	Apartment, Complex of 42
Age of Property?	Built 2004
Is the property Owner Occupied/Tenanted?	Owner Occupied
Why are the Owners Selling?	Selling Investment
What is the rental estimate?	\$625 - \$675 per week
Holiday letting Income?	Income figures available
Is there broadband or internet connection?	NBN (FTTN)
Gas, electric or induction oven/cooktop?	Gas Cooktop and Electric Oven
Is there a dishwasher?	Yes, Bosch
Is the building pet friendly?	On Application
Hot water system type?	Electric
Automatic garage doors?	Secure Carpark
Is there any additional storage?	Yes, Outdoor Cupboard
Is there water storage?	No
Is there air conditioning?	Yes, ducted throughout
Are there ceiling fans?	Yes, Bedrooms
What is the aspect of the property?	North East Facing Patio
What are the Council Rates?	\$2,253 pa
Who is the Strata Manager and Levies Payable?	Curtis Strata \$3,224 pq
Total in Capital Works and Admin Funds?	Balance as at 1st July 2025 Admin Fund: \$57,920 Capital Fund: \$105,457
Additional Features?	- Complex Facilities - Pool, Spa & Gym - Security Intercom Access

AGENTS

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