

FREQUENTLY ASKED QUESTIONS

95 Martin Street, Ballina

3 bedrooms | 1 bathroom | 1 car

Price Guide	\$1,200,000 – \$1,300,000
Land size	809sqm
Type and size of complex?	House
Age of Property?	1946 approx
Zoning?	R2 –Low Density * Future duplex potential via regular DA process is subject to Ballina Shire Council aligning LEP provisions to SEPP (Housing) 2021 in relation to dual occupancy development.*
Is the property Owner Occupied/Tenanted?	Vacant
Why are the Owners Selling?	Selling Investment
What is the rental estimate?	\$700 – \$750 per week
What is the internet connection?	NBN FTTP Available
Gas, electric or induction oven/cooktop?	Freestanding gas cooktop & electric oven
Is there a dishwasher?	Yes
Is the building pet friendly?	Yes
Is there solar energy?	No
Where is the hot water system located? Type?	Electric – Rear patio
Automatic garage doors?	No
Is there any additional storage?	Garage
Is there water storage?	No
Is there air conditioning?	Yes – Living/dining space
Are there ceiling fans?	Yes – throughout
What is the aspect of the property?	Facade – North–West
What are the Council Rates?	\$3,253pa
Additional Features?	- Outdoor shower in garage - Dual street frontage

AGENTS

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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.