

# FREQUENTLY ASKED QUESTIONS

5/17 Ross Street, Ballina

3 bedrooms | 2 bathroom | 2 car

Price Guide	Guide \$775,000 – \$825,000
Land size	228 sqm
Type and size of complex?	Villa, 5 in the Complex
Age of Property?	2004
Is the property Owner Occupied/Tenanted?	Owner Occupied
Why are the Owners Selling?	Relocating
What is the rental estimate?	Around \$680 per week
Is there broadband or internet connection?	NBN (FTTC)
Gas, electric or induction oven/cooktop?	Electric oven and cooktop
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?	Outside, Rinnai Electric System
Automatic garage doors?	Yes
Is there any additional storage?	Cupboards throughout
Is there water storage?	No
Is there air conditioning?	Yes, in the dining and upstairs bedrooms, Mitsubishi split systems
Are there ceiling fans?	Yes – Main Bedroom
What is the aspect of the property?	North Facing Courtyard
What are the Council Rates?	\$2,607 pa
Who is the Strata Manager and Levies Payable?	Strata North \$1,025 pq
Total in Capital Works and Admin Funds?	\$52,690 as at 18/10/24

---

## AGENTS

Glenn Mills 0417 696 696  
glennmills@mcgrath.com.au

Nathan Mills 0421 427 692  
nathanmills@mcgrath.com.au

---

# 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.