

# FREQUENTLY ASKED QUESTIONS

20/136 Cherry Street, Ballina

2 bedrooms | 1 bathroom | 1 car

Price Guide	\$650,000 - \$700,000
Land size	203 sqm
Type and size of complex?	Villa, Complex of 37
Age of Property?	Strata Plan Registered 1989
Is the property Owner Occupied/Tenanted?	Vacant
Why are the Owners Selling?	Investment
What is the rental estimate?	\$580 per week
Is there broadband or internet connection?	NBN, (FTTC)
Gas, electric or induction oven/cooktop?	Bosch Electric Oven
Is there a dishwasher?	Yes, Bosch
Is the building pet friendly?	On Application
Is there solar energy?	No
Where is the hot water system located? Type?	Electric, Laundry
Automatic garage doors?	Yes
Is there any additional storage?	Hallway Cupboard
Is there water storage?	Yes, small tank
Is there air conditioning?	Yes, Living Room
Are there ceiling fans?	Yes, Living Room
What is the aspect of the property?	North East Facing Backyard
What are the Council Rates?	\$2,526 pa
Who is the Strata Manager and Levies Payable?	Curtis Strata \$600 pq
Total in Capital Works & Admin Funds?	\$37,470 as at 28 August 2024
Additional Features?	- Access to Hunter Street from Courtyard

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## AGENTS

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# McGrath

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