

FREQUENTLY ASKED QUESTIONS

35 Crane Street, Ballina

5 bedrooms | 2 bathrooms | 2 cars

Price Guide	Guide \$1,010,000 - \$1,075,000
Land size	505 sqm
Type of property?	Free Standing Home + Studio
Age of Property?	Built 1985, Renovated 2024
Is the property Owner Occupied/Tenanted?	Vacant
Why are the Owners Selling?	Investment
What is the rental estimate?	\$750 - \$800 per week
Is there broadband or internet connection?	NBN (FTTC)
Gas, electric or induction oven/cooktop?	Smeg induction cooktop Miele pyrolytic oven
Is there a dishwasher?	Yes, Ariston
Is the building pet friendly?	Yes
Is there solar energy?	Yes, 8 panels
Where is the hot water system located? Type?	2 x electric hot water systems located outside and garage
Automatic garage doors?	Yes
Is there any additional storage?	Garage, built in wardrobes
Is there water storage?	No
Is there air conditioning?	Yes, Main Living Room & Studio
Are there ceiling fans?	Yes, Bed 1, 2 & 3
What is the aspect of the property?	Main house faces South West Studio faces North East
What are the Council Rates?	\$2,938 pa

Additional Features

Please turn over

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.

What did the renovation include?

New carpet and flooring throughout,
kitchen, tiles and vanity in powder room,
bathroom in studio, curtains, paint,
roof clean and repair

Additional Features?

- Additional powder room
 - Butlers pantry
 - Fourth bedroom has sound proofing in walls
 - Ceiling has been insulated throughout
 - LED feature lighting
 - Oliveri Sinks & Tapware
 - Dual access with Crane St and Webster Lane
 - Studio space for extended family or Air BNB
 - Inclusions in unit include fridge, bed and lounge
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