

## FREQUENTLY ASKED QUESTIONS

4/23 Marshall Street, Ballina

3 bedrooms | 3 bathroom | 1 car

Price Guide	\$700,000 - \$770,000
Land size	231sqm
Type and size of complex?	Townhouse, complex of 5
Age of Property?	Strata Plan registered 2006
Is the property Owner Occupied/Tenanted?	Vacant
Why are the Owners Selling?	Selling Investment
What is the rental estimate?	\$680 - \$720 per week
What is the internet connection?	NBN FTTC(FTTP Available)
Gas, electric or induction oven/cooktop?	Electric both
Is there a dishwasher?	No
Is the building pet friendly?	On Application
Is there solar energy?	No
Where is the hot water system located? Type?	Electric heat pump - rear courtyard
Automatic garage doors?	Yes
Is there any additional storage?	No
Is there water storage?	No
Is there air conditioning?	No
Are there ceiling fans?	Yes - Bed 1 & bed 2
What is the aspect of the property?	Facade - Southerly
What are the Council Rates?	\$2,687pa
Strata Levies/managed by?	\$874pq
Capital works & admin fund balance?	\$7,157 as at 31/12/25

## 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.