

FREQUENTLY ASKED QUESTIONS

3/22 Bentinck Street, Ballina

3 bedrooms | 1 bathroom | 1 car

Price Guide	Contact Agent
Land size	318sqm
Type and size of complex?	Villa complex of three
Age of Property?	Built Approx. 1992
Is the property Owner Occupied/Tenanted?	Owner occupied
Why are the Owners Selling?	Up sizing
What is the rental estimate?	\$700 - \$750 pw
Is there broadband or internet connection?	Yes - NBN connected (FTTC) NBN FTTP Available
Gas, electric or induction oven/cooktop?	Freestanding electric oven, grill & cooktop
Is there a dishwasher?	Yes - Westinghouse
Is the building pet friendly?	Yes
Is there solar energy?	Yes - 10 kw
Where is the hot water system located? Type?	Outside - electric
Automatic garage doors?	Yes
Is there any additional storage?	Yes - Large garden shed
Is there water storage?	No
Is there air conditioning?	No
Are there ceiling fans?	Yes - Living room, bed 1 & bed 2
What is the aspect of the property?	East facing facade
What are the Council Rates?	\$2,769pa
Strata Levies/managed by?	\$1,185pq Curtis Strata
Capital works & admin fund balance?	\$34,485.03
Additional Features?	- Fully fenced yard - Sunroom with pull up blind

AGENTS

Sarah Sommerfeld 0410 089 283 Nathan Mills 0417 696 696
sarahsommerfeld@mcgrath.com.au nathanmills@mcgrath.com.au

McGrath | Team Mills

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.