

# Address: 11 Norvell Grove, Alstonville

## Frequently Asked Questions

Price guide?	Contact Agent
Features?	3 bed   1 bath   3 car
What is the land size?	809 sqm
When was the property built? age of renovations?	Built 1960's Renovations kitchen 2011, bathroom 2024
When was the property purchased?	2006
What is the zoning?	Low Density Residential
Why is the vendor selling?	Relocating
Is the property vacant, owner occupied or tenanted?	Vacant
What is the aspect of the property?	South facing
Rental Estimate?	\$760 pw
What are the council Rates?	\$381.20 per quarter approx.
What are the water rates?	\$130 per quarter approx.
Is the property sewerred or septic?	Sewered
Town water or rainwater?	Town water
What type of pool is it?	No
Is there air conditioning and/or ceiling fans?	Air conditioning
Type of internet connection?	NBN
Is there solar energy?	Yes Solar & battery - 80% self sufficient
Gas, electric or induction oven/cooktop?	Electric
Is there a security system?	No
Type of hot water system and location?	Electric - garage
Are there any easements on the land?	As per the contract of sale
Is there potential for a second dwelling?	Subject to council approval
Are pets allowed in the complex?	Yes

# McGrath

### Agents

Bill Johnston  
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We believe the information contained in this brochure is accurate; however, all figures are subject to change and interested parties should rely upon their own enquiries. No warranty or representation is given, either expressly or implied, by the vendor or the vendor's agents.

Rental estimates are provided as a guide only based on comparable rental data. We reserve the right to review this figure.