

# 23 Westlands Drive, West Ballina

## Frequently Asked Questions

What is the price guide?	\$925,000 to \$990,000
What is the land size?	615m2
When was the property built?	circa mid 1990's
When was the property purchased?	2018
What is the zoning?	R2 low density
Is the property owner occupied or tenanted?	owner occupied
Rental estimate?	\$850 - \$900 per week
Is the property sewerred or septic?	sewerred
What are the council rates?	approx \$2800 pa
Is there air conditioning?	Ducted throughout
Is the stove electric or gas?	electric cooktop oven
Is there solar energy ?	no
Are there any easements on the land?	none known
Is there potential for a second dwelling?	no

Roof was cleaned & painted approx 12 months ago  
Bus service - hail and ride from front door  
550 metres to West Ballina shopping Centre  
Short walk to Emanuel College, day care & Bunnings  
This home did NOT flood