

# 1/63 Pine Avenue, East Ballina

## Frequently Asked Questions

|                                                        |                                   |
|--------------------------------------------------------|-----------------------------------|
| Price guide?                                           | Contact Agent                     |
| Features ?                                             | 2 Bedrooms   1 Bathrooms   1 Cars |
| Land Size?                                             | Unit - 89sqm<br>Garage - 19sqm    |
| Type and size of complex?                              | Unit, Complex of 6                |
| When was the property built? Renovations?              | Strata Plan Registered 1989       |
| Is the property vacant, owner occupied or tenanted?    | Vacant                            |
| Why are the owners selling?                            | Selling Investment                |
| Rental Estimate?                                       | \$650 - \$700 per week            |
| Is the building pet friendly?                          | On application                    |
| What is the internet connection?                       | NBN FTTN (FTTP Upgrade Available) |
| Gas, electric or induction cooktop/oven?               | Electric both                     |
| Is there a dishwasher?                                 | Yes - Bosch                       |
| Is there solar energy?                                 | No                                |
| Type of hot water system and location?                 | Electric - In Laundry             |
| Automatic garage doors?                                | Yes                               |
| Is there additional storage?                           | No                                |
| Is there water storage?                                | No                                |
| Is there air conditioning?                             | No                                |
| Are there ceiling fans?                                | Yes - 1 x bedroom                 |
| What is the aspect of the property?                    | Balcony - South East              |
| What are the council rates?                            | \$3,094pa                         |
| What are the strata levies? Who is the strata manager? | \$1,600pq<br>Strata North         |
| Capital works & admin fund balance?                    | \$41,720 as at 19/08/26           |
| Additional features?                                   | Ocean views                       |

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