

FREQUENTLY ASKED QUESTIONS

101/3 Grandview Street, East Ballina

2 bedrooms | 2 bathroom | 1 car

Price Guide	Contact Agent
Apartment size	125sqm
Type and size of complex?	Apartment complex of 42
Age of Property?	Built 2004
Is the property Owner Occupied/Tenanted?	Owner occupied
Why are the Owners Selling?	Upsizing
What is the rental estimate?	\$650 - \$700 pw
Is there broadband or internet connection?	Yes - NBN connected (FTTN)
Gas, electric or induction oven/cooktop?	Gas cooktop & Electric oven
Is there a dishwasher?	Yes
Is the building pet friendly?	On application
Is there solar energy?	No
Where is the hot water system located? Type?	Instant Gas
Automatic garage doors?	Secure carpark
Is there any additional storage?	Shed at back of parking space
Is there water storage?	No
Is there air conditioning?	Yes - ducted throughout
Are there ceiling fans?	Yes - throughout
What is the aspect of the property?	North East facing patio
What are the Council Rates?	\$2,253pa
Strata Levies/managed by?	Curtis Strata - \$3224pq
Capital works & admin fund balance?	Capital Works - \$64,523.75 Admin - \$47,608.82
Additional Features?	- Paved garden with direct access to Grandview Street - Complex facilities - Pool, Spa & Gym - Security intercom access

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.