

# FREQUENTLY ASKED QUESTIONS

4/17 Ross Street, Ballina

3 bedrooms | 2 bathroom | 2 car

Price Guide	Guide \$675,000 – \$695,000
Total area	201sqm
Type and size of complex?	Townhouse – Complex of 5
Age of Property?	2004
Is the property Owner Occupied/Tenanted?	Tenanted
What is the rental estimate?	\$620 per week
Lease Expiry?	24/06/25
Why are the Owners Selling?	Downsizing
Is there broadband or internet connection?	NBN FTTC
Gas, electric or induction oven/cooktop?	Electric Both
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?	Electric – Rear Courtyard
Automatic garage doors?	Yes
Is there any additional storage?	Yes – Under Stairs
Is there water storage?	No
Is there air conditioning?	Yes – Living Room
Are there ceiling fans?	yes – Bedrooms
What is the aspect of the property?	Facade North
What are the Council Rates?	\$2,607pa
Who is the Strata Manager and Levies Payable?	\$1,025pq
Total in Capital Works & Admin Funds?	\$52,690 as at 18/10/24

## AGENTS

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# McGrath

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\* Rental estimate is prepared on comparable rental data. We reserve the right to review this figure.