

# FREQUENTLY ASKED QUESTIONS

10/4 Fawcett Street, Ballina

3 bedrooms | 3 bathroom | 2 car

Price Guide	Contact Agent
Apartment Total Area	Apartment – 213sqm Rooftop deck – 213sqm Carparking – 37sqm
Type and size of complex?	Apartment – Complex of 10
Age of Property?	Strata Plan registered 2001
Is the property Owner Occupied/Tenanted?	Vacant
Why are the Owners Selling?	Downsizing
What is the rental estimate?	\$900 – \$950 per week
What is the internet connection?	NBN FTTC (FTTP Upgrade available)
Gas, electric or induction oven/cooktop?	Electric both
Is there a dishwasher?	Yes – Bosch
Is the building pet friendly?	On application
Is there solar energy?	No
Where is the hot water system located? Type?	Electric – Hallway cupboard
Automatic garage doors?	Yes
Is there any additional storage?	Yes – Laundry cupboard
Is there air conditioning?	Ducted
Are there ceiling fans?	No
What is the aspect of the property?	Southerly facing balcony
What are the Council Rates?	\$2,811pa
Strata Levies/managed by?	TBC
Capital works & admin fund balance?	TBC
Additional Features?	<ul style="list-style-type: none"><li>- Rooftop deck which includes kitchenette, bathroom, large living and balcony space</li><li>- Storage area (off carspaces)</li></ul>

## AGENTS

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# McGrath | Team Mills

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.