

6 River Street, Broadwater

Frequently Asked Questions

What is the price guide?	\$825,000 to \$875,000
What is the land size?	1289m2
When was the property built?	1995
When was the property purchased?	2009
What is the zoning?	RU5 Village
Is the property owner occupied or tenanted?	owner occupied
Rental estimate?	\$740 - \$780 pw
Is the property sewerred or septic?	sewer pod
What are the council rates?	approx \$2482 pa
Is there air conditioning?	yes
Is the stove electric or gas?	gas
Is there solar energy ?	Yes plus 20kw battery
Are there any easements on the land?	no
Is there potential for a second dwelling?	no
What type of hot water system ?	Solar hot water plus battery / booster plus gas hot water

Gas outlet to lounge room
Inground pool - new sand filter pool pump
Viewing deck with enclosed kitchenette

McGrath

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We believe the information contained in this brochure is accurate; however, all figures are subject to change and interested parties should rely upon their own enquiries. No warranty or representation is given, either expressly or implied, by the vendor or the vendor's agents. Rental estimates are provided as a guide only based on comparable rental data. We reserve the right to review this figure.