

# FREQUENTLY ASKED QUESTIONS

19/41 Skinner Street, Ballina

2 bedrooms | 1 bathroom | 1 car

Price Guide	\$600,000 – \$650,000
Land size	194sqm excl courtyard
Type and size of complex?	Townhouse, Complex of 19
Age of Property?	Built Approx. 1980's
Is the property Owner Occupied/Tenanted?	Vacant
Why are the Owners Selling?	Investment
What is the rental estimate?	\$550 – \$600 per week
Is there broadband or internet connection?	NBN, (FTTC)
Gas, electric or induction oven/cooktop?	Electric Oven
Is there a dishwasher?	No
Is the building pet friendly?	On application
Is there solar energy?	No
Where is the hot water system located? Type?	Electric, garage
Automatic garage doors?	No
Is there any additional storage?	Yes, under the stairs
Is there water storage?	No
Is there air conditioning?	No
Are there ceiling fans?	Yes, bedrooms
What is the aspect of the property?	East facing front facade
What are the Council Rates?	\$2,513 pa
Who is the Strata Manager and Levies Payable?	ACE Body Corporate \$722 pq
Total in Capital Works & Admin Funds?	Admin Fund: \$14,839.37 Capital Fund: \$47,193.51 as at 17 September 2024
Additional Features?	- Additional toilet in laundry - Gated side access

## 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.