

# 4/42 Barrett Dr, Lennox Head

## Frequently Asked Questions

|                                                     |                        |
|-----------------------------------------------------|------------------------|
| Price guide?                                        | Guide \$1.2m           |
| Features?                                           | 2 bed   2 bath   1 car |
| What is the land size?                              | 204 sqm                |
| When was the property built? age of renovations?    | 2012                   |
| Who is the builder?                                 | Etosha Homes           |
| When was the property purchased?                    | 2014                   |
| What is the zoning?                                 | R3 Medium density      |
| Why is the vendor selling?                          | Investment             |
| Is the property vacant, owner occupied or tenanted? | Vacant                 |
| What is the aspect of the property?                 | North facing backyard  |
| Rental Estimate?                                    | \$700 - \$750 per week |
| What are the council Rates?                         | \$3024 pa              |
| What are the water rates?                           | Useage                 |
| What are the strata levies?                         | \$2700 pa              |
| Is the property sewerred or septic?                 | Sewer                  |
| Town water or rainwater?                            | Town and Tank          |
| What type of pool is it?                            | N/A                    |
| Is there air conditioning and/or ceiling fans?      | Fans                   |
| Type of internet connection?                        | Nbn                    |
| Is there solar energy?                              | No                     |
| Gas, electric or induction oven/cooktop?            | Electric               |
| Is there a security system?                         | No                     |
| Type of hot water system and location?              | Solar on Roof          |
| Are there any easements on the land?                | No                     |
| Is there potential for a second dwelling?           | No                     |
| Who is the strata manager?                          | Strata North           |
| How many properties are in the complex?             | 5                      |
| Are pets allowed in the complex?                    | Yes                    |

# McGrath

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Rental estimates are provided as a guide only based on comparable rental data. We reserve the right to review this figure.