

# Address: 76 Hillcrest Avenue, Goonellabah

## Frequently Asked Questions

Price guide?	Contact Agent
Features?	4 bed   2 bath   2 car
What is the land size?	849 sqm
When was the property built? age of renovations?	Built 2017
When was the property purchased?	2021
What is the zoning?	General Residential
Why is the vendor selling?	Selling investment
Is the property vacant, owner occupied or tenanted?	Tenanted until 10 Jan 2027
What is the aspect of the property?	Front fence faces East
Rental Estimate?	\$1000 per week approx.
What are the council Rates?	\$3,456 approx.
Is the property sewerred or septic?	Sewered
Town water or rainwater?	Town water
Is there air conditioning and/or ceiling fans?	Yes, living room & main bedroom
Type of internet connection?	NBN
Is there solar energy?	No
Gas, electric or induction oven/cooktop?	Gas cooktop, electric oven
Is there a security system?	No
Type of hot water system and location?	Electric
Are there any easements on the land?	Refer to contract of sale
Is there potential for a second dwelling?	STCA
Any additional storage?	Yes – garden shed
Are pets allowed in the complex?	Yes

# McGrath

### Agents

Max Mulcahy  
0422 277 756

Bill Johnston  
0422 820 048

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.