

# FREQUENTLY ASKED QUESTIONS

1/6 Elizabeth Street, East Ballina

4 bedrooms | 3 bathrooms | 3 cars

Auction Date	Tuesday 30th July 4.30pm on-site
Price Guide	Contact Agent
Land / Apartment size	Courtyard/Land - 565sqm Internal/Balcony - 369sqm
Type and size of complex?	Townhouse, Complex of 5
Age of Property?	Built 1988 approx
Is the property Owner Occupied/Tenanted?	Owner Occupied
Why are the Owners Selling?	Downsizing
What is the rental estimate?	\$800 - \$880 per week
Is there broadband or internet connection?	NBN (FTTN)
Gas, electric or induction oven/cooktop?	Electric Oven & Cooktop
Is there a dishwasher?	Yes
Is the building pet friendly?	Yes
Is there solar energy?	No
Where is the hot water system located? Type?	Electric Heat Pump, Under laundry deck
Automatic garage doors?	Yes
Is there any additional storage?	Yes, large under house storage area
Is there water storage?	No
Is there air conditioning?	Yes, main living & master bedroom
Are there ceiling fans?	Yes, throughout
What is the aspect of the property?	South West outdoor patios
What are the Council Rates?	\$2,687 pa
Who is the Strata Manager and Levies Payable?	Strata North \$2,340 pq
Total in Capital Works & Admin Funds?	\$18,440 as at June 2024
Additional Features?	Please turn over page

## AGENTS

Glenn Mills 0417 696 696    Sarah Sommerfeld 0410 089 283  
glennmills@mcgrath.com.au    sarahsommerfeld@mcgrath.com.au

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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.

Additional Features?

- 2 x outdoor showers
  - Internal sauna
- Bathroom & laundry renovated 2017
  - Laundry shute from main bedroom
    - Windows with anti-glare film
    - Roof replaced 2019
    - Large separate workshop
  - External electric blinds on main deck
- Entertaining deck has surround sound system
  - Built in wine fridge on top level
  - Additional bathroom on top level
    - Central vacuum system
    - Allocated off street parking
      - Land bordering The Serpentine Road is on title
      - No common walls
      - Double bricked walls

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