

FREQUENTLY ASKED QUESTIONS

107-108/35 Fawcett Street, Ballina

3 bedrooms | 3 bathrooms | 2 cars

Auction Date	Wednesday 28th August 5pm on-site
Price Guide	Contact Agent
Apartment size including balcony and carparking	230sqm
Age of Property?	2004
Is the property Owner Occupied/Tenanted?	Vacant
Why are the Owners Selling?	Estate Sale
What is the rental estimate?	\$850 - \$900 per week
Is there broadband or internet connection?	NBN (FTTN)
Gas, electric or induction oven/cooktop?	Electric oven and induction cooktop
Is there a dishwasher?	Yes - AEG
Is there solar energy?	No
Where is the hot water system located? Type?	Electric in Laundry cupboard
Automatic garage doors?	Yes
Is there water storage?	No
Is there air conditioning?	Ducted
Are there ceiling fans?	Yes
What is the aspect of the property?	South Facing Balcony with River views
What are the Council Rates?	\$953pa
What are Strata Levies & Strata Manager?	\$3,963pq Strata North
Total in Capital Works & Admin Funds?	As at 22/07/24 Admin \$127,411.51 Capital Works \$115,609.82 Total = \$243,021.33

AGENTS

Glenn Mills 0417 696 696
glennmills@mcgrath.com.au

Sarah Sommerfeld 0410 089 283
sarahsommerfeld@mcgrath.com.au

McGrath

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.