

# FREQUENTLY ASKED QUESTIONS

2/21 Tamar Street, Ballina

2 bedrooms | 1 bathrooms | 1 cars

Price Guide	Guide \$580,000 – \$630,000
Villa size including courtyard & garage	137sqm
Age of Property?	Strata plan registered 1988
Is the property Owner Occupied/Tenanted?	Tenanted – Lease expires 17th October
Why are the Owners Selling?	Investment
What is the rental estimate?	\$500 per week currently
Is there broadband or internet connection?	NBN (FTTC)
Gas, electric or induction oven/cooktop?	Electric oven and induction cooktop
Is there a dishwasher?	No
Is there solar energy?	No
Where is the hot water system located? Type?	Electric outside
Automatic garage doors?	No
Is there water storage?	No
Is there air conditioning?	Yes –cassette in ceiling
Are there ceiling fans?	Yes
What is the aspect of the property?	East Facing
What are the Council Rates?	\$2,640pa
What are Strata Levies & Strata Manager?	\$1,226pq Strata Title Management
Total in Capital Works & Admin Funds?	As at 13/08/24 Admin \$10,219 Capital Works \$22,325 Total \$32,544
Additional Features	Internal access to garage

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## AGENTS

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# 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.