

# FREQUENTLY ASKED QUESTIONS

## 1/4 Curlew Court, East Ballina

3 bedrooms | 2 bathroom | 2 car

Price Guide	Contact Agent
Land size	450sqm
Type and size of complex?	Duplex villa
Age of Property?	Built 1997 approx
Is the property Owner Occupied/Tenanted?	Tenanted
Why are the Owners Selling?	Selling Investment
What is the rental estimate?	Currently rented for \$800 per week
Lease End Date?	10th September 2026
What is the internet connection?	NBN FTTN(FTTP Upgrade available)
Gas, electric or induction oven/cooktop?	Electric both
Is there a dishwasher?	Yes - Westinghouse
Is the building pet friendly?	Yes
Is there solar energy?	No
Where is the hot water system located? Type?	Electric - In garage
Automatic garage doors?	Yes
Is there any additional storage?	No
Is there water storage?	No
Is there air conditioning?	Yes - Living room
Are there ceiling fans?	Yes - throughout
What is the aspect of the property?	Facade - Easterly
What are the Council Rates?	\$3,044pa
Capital works & admin fund balance?	50% of shared insurance policy Total \$3,099
Additional Features?	- 400m via overpass to Angels Beach - close to walk/cycleways along coastline

### AGENTS

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# McGrath | Team Mills

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.