

# FREQUENTLY ASKED QUESTIONS

## 45 BURNS POINT FERRY ROAD, WEST BALLINA

4 bedrooms | 2 bathroom | 4 car

| Price Guide                                  | Contact Agent  |
|--|--|
| Land size                                    | 927sqm   |
| Type and size of complex?                    | House  |
| Age of Property?                             | Unknown  |
| Is the property Owner Occupied/Tenanted?     | Owner Occupied   |
| Why are the Owners Selling?                  | Upsizing   |
| What is the rental estimate?                 | \$950 - \$1,050 per week   |
| Is there broadband or internet connection?   | NBN FTTC   |
| Gas, electric or induction oven/cooktop?     | 900mm gas Cooktop - Neff<br>600mm electric Oven - Neff   |
| Is there a dishwasher?                       | Yes - Dishdrawer in kitchen<br>Dishwasher in Butlers Pantry  |
| Is the building pet friendly?                | Yes  |
| Is there solar energy?                       | Yes - 36 Panels  |
| Where is the hot water system located? Type? | Electric - South side of house   |
| Automatic garage doors?                      | Yes  |
| Is there any additional storage?             | Built-in Storage in Garage   |
| Is there water storage?                      | No   |
| Is there air conditioning?                   | Yes - Ducted throughout  |
| Are there ceiling fans?                      | Yes - Living & all bedrooms  |
| What is the aspect of the property?          | Living Spaces - Easterly   |
| What are the Council Rates?                  | \$ 3,098pa   |
| What is the Pontoo Licence Fee?              | \$131pa  |
| Additional Features?                         | - Fridge has water plumbing<br>- Butlers Pantry<br>- Built-in BBQ area<br>- Private Pontoon/Water access |

### 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.