

# FREQUENTLY ASKED QUESTIONS

1/23 Barwen Street, East Ballina

3 bedrooms | 1 bathroom | 2 car

Price Guide	Contact Agent
Lot size	165m2 int + 106m2 ex
Type and size of complex?	Town house complex of 6
Age of Property?	Registered 1990
Is the property Owner Occupied/Tenanted?	Tenanted – Lease Expires 29 August 2025
Why are the Owners Selling?	Investment
What is the rental estimate?	\$640 per week current
Is there broadband or internet connection?	NBN (FTTN)
Gas, electric or induction oven/cooktop?	Electric oven & cooktop
Is there a dishwasher?	Yes – Haier
Is the building pet friendly?	On application
Is there solar energy?	No
Where is the hot water system located? Type?	Inside under stairs – Electric
Automatic garage doors?	No
Is there any additional storage?	No
Is there water storage?	No
Is there air conditioning?	No
Are there ceiling fans?	No
What is the aspect of the property?	North Facing
What are the Council Rates?	\$2834pa
Strata Levies/managed by?	Curtis Street – \$685pq
Capital works & admin fund balance?	As at 12 Feb – \$33,407
Additional Features?	- 2nd Toilet - Outdoor shower - Main bed balcony

## AGENTS

Nathan Mills 0421 427 692  
nathanmills@mcgrath.com.au

Ben Gatwood 0478 649 228  
bengatwood@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.