

## FREQUENTLY ASKED QUESTIONS

121 Riverside Drive, West Ballina

4 bedrooms | 2 bathroom | 2 car

Price Guide	Contact Agent
Land size	740sqm
Type and size of complex?	House
Age of Property?	Original House - 1990 Fully renovated - 2022
Is the property Owner Occupied/Tenanted?	Owner Occupied
Why are the Owners Selling?	Downsizing
What is the rental estimate?	\$880 - \$920 per week
What is the internet connection?	NBN FTTC (FTTP Available)
Gas, electric or induction oven/cooktop?	Electric pyrolytic oven Induction Cooktop
Is there a dishwasher?	Yes
Is the building pet friendly?	Yes
Is there solar energy?	Yes - 8.5KW
Where is the hot water system located? Type?	Solar Hot Water
Automatic garage doors?	Yes
Is there any additional storage?	Garden Shed
Is there water storage?	No
Is there air conditioning?	Yes - Ducted/zoned throughout
Are there ceiling fans?	Yes - throughout
What is the aspect of the property?	Rear/Living Spaces - North East
What are the Council Rates?	\$3,200pa
Additional Features?	**Please see over page**

## 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.

## Additional Features – 121 Riverside Drive, West Ballina

Property fenced with pontoon at rear

Garden Shed

Solahart 8.5kW System installed 25/09/2023 (Installed by David Lewis Plumbing Pty Ltd Lismore 2480)

Solahart Sun Cell Premium Panels X 22 9.02kW PV System

15 Year Warranty for Solahart Sun Cell Premium Panels from date installed

1 Goodwe Inverta 8.5kW Single Phase 3MPPT

10 Year Warranty from date installed

Solar panels heat 300Ltr hot water system from 10Am to 3Pm so no off peak required.

Ample room in garage for the installation for battery back up

All lights are LED's

Colour Bond Ultra Roof and Guttering Less than 4 years old

Security system 240V with battery backup armed to all exterior doors including all garage doors (but not to fly screen Doors) throughout property and 3 movement sensors that are in inside the home

Kitchen, en suite, bathroom and laundry cupboards are designed and fitted by Alstyle Cabinets of Alstonville

Kitchen, ensuite, bathroom and laundry bench tops Stone Inspirations Ballina Michelangelo Quartz (manufactured stone)

In kitchen is a draw with a number of SS tubs for knives and forks etc and there is under bench pull out waste bins

Water filter under kitchen sink

Kitchen, Laundry and Dressing room shelf's, cupboards and draws are all 2 packed

Kitchen pieces by Electrolux

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Induction 90Cm hob blue tooth auto connection to range hood that exhausts through to the outside

Pyrolytic Oven with Steam Roast function

Combination Microwave and Convection Oven

Dishwasher with lift up bottom rack

Laundry designed to accommodate front load washer and dryer side by side under shelf

Refrigerator space has water tap plumbed in.

Stegbar Double Sliding Bedroom Cupboard Mirrored Doors in all bedrooms

There are drawers and shelf spaces in the bedroom cupboards and these are not 2 packed and there are 4 in total also from Alstyle Cabinets of Alstonville.

Stegbar sliding doors manchester cupboard

Power point in broom cupboard

Security mesh screen on front door.

8 Zone Capable Ducted Air-conditioning currently set up in a 5 Zone configuration.

Installed 23/10/2023 5 Year Warranty on parts and labor for compressor outside and fan in roof cavity from date installed

Floor to ceiling glazed tiles in en suite and main bathroom and toilet

Stegbar Slim Line Shower Screens

2 Recesses in showers for soaps and lower foot rests

Toilets are Caroma Rimless close coupled.

The warranties for the Solar Panels and the Air-conditioning are passed on to the new owner

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