

FREQUENTLY ASKED QUESTIONS

24/1 Sirius Place, West Ballina

3 bedrooms | 2 bathrooms | 2 cars

Price Guide	\$625,000 – \$685,000
Land size	325sqm
Type and size of complex?	Townhouse Complex of 37
Age of Property?	Strata Plan Registered 1989
Is the property Owner Occupied/Tenanted?	Owner Occupied
Why are the Owners Selling?	Relocating
What is the rental estimate?	\$680 – \$720 per week
Is there broadband or internet connection?	NBN FTTC
Gas, electric or induction oven/cooktop?	Electric both – Westinghouse
Is there a dishwasher?	Yes – Dishlex
Is the building pet friendly?	On Application
Is there solar energy?	No
Where is the hot water system located? Type?	Electric – Under Stairs
Automatic garage doors?	Yes – Underground carpark
Is there any additional storage?	Yes – Under Stairs
Is there water storage?	No
Is there air conditioning?	No
Are there ceiling fans?	Yes – throughout
What is the aspect of the property?	North–East
What are the Council Rates?	\$2,549pa
Strata Levies/managed by?	\$1,656ppq Strata North
Capital works & admin fund balance?	\$105,291 as at 21/01/25
Additional Features?	Complex facilities – Tennis court, pool, gazebo, pontoon - Private gated access to carparking - Complex management

AGENTS

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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.

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