

# FREQUENTLY ASKED QUESTIONS

1/17 Marshall Street, Ballina

3 bedrooms | 1 bathroom | 1 car

Price Guide	\$700,000 – \$770,000
Land size	336 sqm
Type and size of complex?	Freestanding Villa
Age of Property?	Built 1980 approx
Is the property Owner Occupied/Tenanted?	Vacant
Why are the Owners Selling?	Investment
What is the rental estimate?	\$650 – \$700pw
Is there broadband or internet connection?	NBN (FTTC)
Gas, electric or induction oven/cooktop?	Freestanding Electric Oven
Is there a dishwasher?	Yes
Is the building pet friendly?	On application
Is there solar energy?	No
Where is the hot water system located? Type?	In Laundry
Automatic garage doors?	Yes
Is there any additional storage?	Yes, rear of garage
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?	South West Facade
What are the Council Rates?	\$2,770pa
Strata Levies/managed by?	No Levies 1 /3 Shared Insurance Payable – \$1,372
Capital works & admin fund balance?	No Strata Funds Owners responsible for own maintenance

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## 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.