

FREQUENTLY ASKED QUESTIONS

203/35 Fawcett Street, Ballina

2 bedrooms | 2 bathroom | 1 car

Auction Details	Monday 2nd June 4.00pm on-site
Price Guide	\$1,250,000 – \$1,350,000
Land size	178 sqm
Type and size of complex?	Apartments – 33 Commercial – 9
Age of Property?	Built 2004
Is the property Owner Occupied/Tenanted?	Vacant
Why are the Owners Selling?	Investment
What is the rental estimate?	\$700 per week approx
Is there broadband or internet connection?	NBN, (FTTB)
Gas, electric or induction oven/cooktop?	Electric Oven and Cooktop
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?	Electric, Laundry Cupboard
Automatic garage doors?	Secure Parking
Is there any additional storage?	Yes, hallway cupboard
Is there water storage?	No
Are there ceiling fans?	Yes, living and main bedroom
What is the aspect of the property?	South facing balcony
What are the Council Rates?	\$990 pa
Strata Levies/managed by?	Strata North \$3,611 pq
Capital works & admin fund balance?	TBC
Holiday Management Potential Income?	\$47,107pa approx after management expenses
Additional Features?	- Complex pool - Easy access to shops and services

AGENTS

Glenn Mills 0417 696 696
glennmills@mcgrath.com.au

Ben Gatwood 0478 649 228
bengatwood@mcgrath.com.au

McGrath

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