

# 1/48-50 Cedar Crescent, East Ballina

## Frequently Asked Questions

|                                                        |                                           |
|--------------------------------------------------------|-------------------------------------------|
| Price guide?                                           | Contact Agent                             |
| Features ?                                             | 2 Bedrooms   1 Bathrooms   1 Cars         |
| Land Size?                                             | 196sqm                                    |
| Type and size of complex?                              | Villa - Complex of 8                      |
| When was the property built? Renovations?              | Strata Plan registered 1983               |
| Is the property vacant, owner occupied or tenanted?    | Owner Occupied                            |
| Why are the owners selling?                            | Downsizing                                |
| Rental Estimate?                                       | \$680 - \$720 per week                    |
| Is the building pet friendly?                          | On application                            |
| What is the internet connection?                       | NBN FTTC (FTTP Upgrade available)         |
| Gas, electric or induction cooktop/oven?               | Electric both                             |
| Is there a dishwasher?                                 | Yes                                       |
| Is there solar energy?                                 | No                                        |
| Type of hot water system and location?                 | Electric - In garage                      |
| Automatic garage doors?                                | No                                        |
| Is there additional storage?                           | No                                        |
| Is there water storage?                                | No                                        |
| Is there air conditioning?                             | Yes - Bedrooms                            |
| Are there ceiling fans?                                | Yes - Living room & bedrooms              |
| What is the aspect of the property?                    | Front yard - Southerly                    |
| What are the council rates?                            | \$2,784pa                                 |
| What are the strata levies? Who is the strata manager? | \$1,560pq - Managed by Strata North       |
| Capital works & admin fund balance?                    | \$82,500 as at 13 <sup>th</sup> July 2026 |
| Additional features?                                   |                                           |

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