

## Frequently Asked Questions

**Property Address: 1 & 2/ 292 River St, Ballina**

**Agents: Adam Gaiter – 0405 494 271  
Maxine Gaiter – 0405 496 911**

HOUSE	
When was the property built?	Circa 1970's
Why are you selling?	Liquidating asset
When was the property purchased?	2004
Is the property owner occupied or tenanted?	tenanted
Rental Estimate?	Upstairs \$650 pw & downstairs \$500pw
Is the property sewer or septic?	sewer
Is the cooktop gas, electric or induction?	electric
Is there a dishwasher?	no
Is there solar energy? How many panels?	Yes - 16 panels
What type of hot water system do you have? Location?	solar hot water upstairs / Off peak HWS downstairs in cupboard
Is there water storage?	no
Is there air conditioning? Reverse/split or ducted?	yes upstairs
What size is the fridge cavity? Is it plumbed for water?	not plumbed
Is there internet connection?	yes
Any recent home improvements?	no
What is the zoning?	R3 medium density
Is there a security system?	no
Is there a building and pest report available?	no
Is there a termite treatment system?	no
What are the council rates?	\$4583 pa + water charge of approx \$550 pa (water is not separately metered)

Please note during the unprecedented freak flood of Feb 2022 the downstairs unit did have ankle deep water enter the unit. The home was insured and the downstairs unit has been completely renovated.