

FREQUENTLY ASKED QUESTIONS

4/5-7 Range Street, East Ballina

3 bedrooms | 2 bathroom | 2 car

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|--|---|
| Price Guide | \$950,000 – \$1,040,000 |
| Total Area | 190sqm |
| Type and size of complex? | Apartment Complex of 6 |
| Age of Property? | Built 1993 approx |
| Is the property Owner Occupied/Tenanted? | Vacant |
| Why are the Owners Selling? | Selling Investment |
| What is the rental estimate? | \$750 – \$800 per week |
| What is the internet connection? | NBN FTTN |
| Gas, electric or induction oven/cooktop? | Electric both |
| Is there a dishwasher? | Yes – LG |
| Is the building pet friendly? | On application |
| Is there solar energy? | No |
| Where is the hot water system located? Type? | Electric – rear balcony |
| Automatic garage doors? | Yes |
| Is there any additional storage? | Storage room |
| Is there water storage? | No |
| Is there air conditioning? | Yes – Ducted Daikan Main bedroom – separate split system |
| Are there ceiling fans? | No |
| What is the aspect of the property? | Balcony – South |
| What are the Council Rates? | \$2,680pa |
| Strata Levies/managed by? | \$1,476pq |
| Capital works & admin fund balance? | \$58,884 as at 26th October 2025 |

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.