

FREQUENTLY ASKED QUESTIONS

4/70 Cedar Crescent, East Ballina

2 bedrooms | 2 bathroom | 1 car

| | |
|---|---|
| Price Guide | Guide \$850,000 - \$925,000 |
| Type and size of complex? | Unit, Complex of 5 |
| Age of Property? | Built 1980's |
| Is the property Owner Occupied/Tenanted? | Tenanted |
| Why are the Owners Selling? | Investment |
| What is the rental estimate? | \$ 620 pw Lease expired, on a month by month |
| Is there broadband or internet connection? | NBN (FTTC) |
| 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, in the laundry |
| Automatic garage doors? | TBC |
| Is there any additional storage? | Yes, garage |
| Is there water storage? | No |
| Is there air conditioning? | No |
| Are there ceiling fans? | No |
| What is the aspect of the property? | East facing |
| What are the Council Rates? | \$2,776 pa |
| Who is the Strata Manager and Levies Payable? | Strata North \$1,164 pq |
| Total in Capital Works & Admin Funds? | \$15,556 as at 31 July 2024 |
| Additional Features? | - Complex Pool - Rooftop terrace and room |

AGENTS

Nathan Mills 0421 427 692 Ben Gatwood 0478 649 228
nathanmills@mcgrath.com.au bengatwood@mcgrath.com.au

McGrath

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.