

# FREQUENTLY ASKED QUESTIONS

## 6 Spinnaker Crescent, West Ballina

4 bedrooms | 2 bathroom | 2 car

| Price Guide                                  | Contact Agent   |
|--|---|
| Land size                                    | 931sqm  |
| Type and size of complex?                    | House   |
| Age of Property?                             | Renovation – 2022   |
| Is the property Owner Occupied/Tenanted?     | Owner Occupied  |
| Why are the Owners Selling?                  | Relocating  |
| What is the rental estimate?                 | \$850 – \$900 per week  |
| What is the internet connection?             | NBN FTTP  |
| Gas, electric or induction oven/cooktop?     | Electric oven & induction cooktop   |
| Is there a dishwasher?                       | Yes – Smeg  |
| Is the building pet friendly?                | Yes   |
| Is there solar energy?                       | No  |
| Where is the hot water system located? Type? | Garage – Electric   |
| Automatic garage doors?                      | Yes   |
| Is there any additional storage?             | Yes – Garden Shed   |
| Is there water storage?                      | No  |
| Is there air conditioning?                   | Yes – Lounge room   |
| Are there ceiling fans?                      | Yes – throughout  |
| What is the aspect of the property?          | Living spaces/alfresco area – North East  |
| What are the Council Rates?                  | \$2,917pa   |
| Additional Features?                         | <ul style="list-style-type: none"><li>- Security Screens on windows/doors</li><li>- Parking spot for caravan/boat</li></ul> |

### AGENTS

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# McGrath | Team Mills

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.