

# FREQUENTLY ASKED QUESTIONS

## 11 Burns Point Ferry Road, West Ballina

4 bedrooms | 2 bathroom | 2 car

Price Guide	\$1,100,000 – \$1,200,000
Land size	854sqm
Type and size of complex?	House
Age of Property?	Built 1989 approx
Is the property Owner Occupied/Tenanted?	Owner Occupied
Why are the Owners Selling?	Relocating
What is the rental estimate?	\$800 – \$850 per week
What is the internet connection?	NBN FTTP Available
Gas, electric or induction oven/cooktop?	Electric Oven / Induction Cooktop
Is there a dishwasher?	Yes
Is the building pet friendly?	Yes
Is there solar energy?	No
Where is the hot water system located? Type?	Solar hot water
Automatic garage doors?	Yes
Is there any additional storage?	No
Is there water storage?	No
Is there air conditioning?	Yes – Living & main bedroom
Are there ceiling fans?	Yes – throughout
What is the aspect of the property?	Living spaces – North Rear yard – East
What are the Council Rates?	\$3,126pa
Additional Features?	<ul style="list-style-type: none"><li>- Crimsafe on windows and doors</li><li>- North aspect to living spaces</li><li>- Rear access to Canal</li></ul>

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### 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.