

# FREQUENTLY ASKED QUESTIONS

2/28 Shelly Beach Road, East Ballina

2 bedrooms | 1 bathroom | 1 car

Auction	Monday 11th November 5.00 pm
Price Guide	Contact Agent
Type and size of complex?	Apartment, Complex of 4
Age of Property?	Built 1980's
Is the property Owner Occupied/Tenanted?	Vacant
Why are the Owners Selling?	Investment
What is the rental estimate?	\$575 - \$625 pw
Is there broadband or internet connection?	NBN (FTTN)
Gas, electric or induction oven/cooktop?	Electric Oven
Is there a dishwasher?	No
Is the building pet friendly?	On Application
Is there solar energy?	No
Where is the hot water system located? Type?	Electric, laundry/bathroom
Automatic garage doors?	No
Is there any additional storage?	No
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?	\$2,784 pa
Who is the Strata Manager and Levies Payable?	ACE Body Corporate \$1,798 pq
Total in Capital Works & Admin Funds?	\$27,501 as at 6 October 2024

## AGENTS

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# 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.