

# FREQUENTLY ASKED QUESTIONS

## 1 CAMBURT STREET, BALLINA

5 bedrooms | 2 bathroom | 3 car

Price Guide	Contact Agent
Land size	613 sqm
Type and size of complex?	Free Standing Home
Age of Property?	Built 1968 approx
Is the property Owner Occupied/Tenanted?	Owner Occupied
Why are the Owners Selling?	Downsizing
What is the rental estimate?	\$825 – \$885 per week
Is there broadband or internet connection?	NBN FTTC (FTTP Available)
Gas, electric or induction oven/cooktop?	Electric both
Is there a dishwasher?	Yes
Is the building pet friendly?	Yes
Is there solar energy?	No
Where is the hot water system located? Type?	Electric – Rear courtyard
Automatic garage doors?	Yes
Is there any additional storage?	Yes – Under Stairs
Is there water storage?	No
Is there air conditioning?	Yes – Upstairs living, bed 1, bed 3, downstairs living
Are there ceiling fans?	Yes – throughout
What is the aspect of the property?	Facade – East
What are the Council Rates?	\$3,039 pa
Additional Features?	<ul style="list-style-type: none"><li>- Laundry chute</li><li>- Dual living potential</li><li>- Hardwood timber floors upstairs</li><li>- Kitchenette</li><li>- Epoxy flooring downstairs</li></ul>

### AGENTS

Nathan Mills 0421 427 692  
nathanmills@mcgrath.com.au

Ben Gatwood 0478 649 228  
bengatwood@mcgrath.com.au

# 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.