

# FREQUENTLY ASKED QUESTIONS

2/4 Fox Street, Ballina

3 bedrooms | 2 bathroom | 1 car

Price Guide	Contact Agent
Land size	338sqm
Type and size of complex?	Duplex
Age of Property?	Approx built 2005
Is the property Owner Occupied/Tenanted?	Owner occupied
Why are the Owners Selling?	Relocating
What is the rental estimate?	\$800 - \$850 pw
What is the internet connection?	NBN FTTC (FTTP Upgrade available)
Gas, electric or induction oven/cooktop?	Electric both, Built in convection microwave
Is there a dishwasher?	Yes - Bosch
Is the building pet friendly?	Yes
Is there solar energy?	Yes - 2.5KW
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?	Water tank in courtyard
Is there air conditioning?	Yes - Master bedroom, 2nd bedroom, living
Are there ceiling fans?	Yes - throughout
What is the aspect of the property?	Facade - North East
What are the Council Rates?	\$3,203pa
Is there Shared Insurance?	50% of shared insurance 50% cost is \$3,215 pa
Additional Features?	- New garage door - Keyless entry - Alarm system - Bathrooms renovated 2025

## 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.