

# FREQUENTLY ASKED QUESTIONS

## 37 RIVERVIEW AVENUE, WEST BALLINA

4 bedrooms | 2 bathroom | 2 car

Price Guide	Contact Agent
Land size	417 sqm
Type and size of complex?	Free Standing Home
Age of Property?	Built 1975 approx
Is the property Owner Occupied/Tenanted?	Owner Occupied
Why are the Owners Selling?	Relocating
What is the rental estimate?	\$800 - \$850 pw
Is there broadband or internet connection?	NBN (FTTC Available)
Gas, electric or induction oven/cooktop?	Freestanding Electric Oven
Is there a dishwasher?	Yes, Bosch
Is the building pet friendly?	Yes
Is there solar energy?	Yes - 20 panels
Where is the hot water system located? Type?	Heatpump, outside
Automatic garage doors?	Yes
Is there any additional storage?	Large Linen Cupboard
Is there water storage?	No
Is there air conditioning?	Yes, all bedrooms and sitting room
Are there ceiling fans?	Yes, all bedrooms
What is the aspect of the property?	North East Backyard
What are the Council Rates?	\$2,811 pa
Additional Features?	Stairway Access to Roof from Verandah

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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.