

FREQUENTLY ASKED QUESTIONS

4/62 Cedar Crescent, East Ballina

3 bedrooms | 1 bathroom | 2 car

Price Guide	\$800,000 - \$880,000
Land size	143sqm
Type and size of complex?	Apartment Complex of 4
Age of Property?	Built 1985
Is the property Owner Occupied/Tenanted?	Tenanted - Lease expires 13th January 2026
Why are the Owners Selling?	Investment
What is the rental estimate?	Currently paying \$650 per week
Is there broadband or internet connection?	NBN Available (FTTC)
Gas, electric or induction oven/cooktop?	Electric oven and cooktop
Is there a dishwasher?	Yes
Is the building pet friendly?	On Application
Is there solar energy?	No
Where is the hot water system located? Type?	Electric inside bedroom wardrobe
Automatic garage doors?	No
Is there any additional storage?	Yes, back of garage
Is there water storage?	No
Is there air conditioning?	Yes x 2 split systems
Are there ceiling fans?	Yes all bedrooms
What is the aspect of the property?	East Facing Balcony
What are the Council Rates?	\$2767 per annum
Strata Levies/managed by?	Self Managed - \$2,500 per quarter
Capital works & admin fund balance?	As at 31/3/25 Admin fund \$5,096.77 As at 31/3/25 Capital Works fund \$21,365.40
Additional Features?	- Communal Pool - BBQ & Entertaining Area

AGENTS

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* Rental estimate is prepared on comparable rental data. We reserve the right to review this figure.