

## FREQUENTLY ASKED QUESTIONS

107 Swift Street, Ballina

3 bedrooms | 1 bathroom | 1 car

| Price Guide                                  | Contact Agent  |
|--|--|
| Land size                                    | 727sqm   |
| Block dimensions                             | 53.31m x 13.68m  |
| Type and size of complex?                    | House  |
| Zoning?                                      | R3 medium density zoning   |
| Age of Property?                             | 1950's approx - TBC  |
| Is the property Owner Occupied/Tenanted?     | Tenanted   |
| Why are the Owners Selling?                  | Selling Investment   |
| What is the rental estimate?                 | Currently paying \$680 per week  |
| Lease End Date?                              | 06/05/26   |
| What is the internet connection?             | NBN FTTC<br>(FTTP available)   |
| Gas, electric or induction oven/cooktop?     | Electric freestanding  |
| Is there a dishwasher?                       | Yes - Westinghouse   |
| Is the building pet friendly?                | Yes  |
| Is there solar energy?                       | No   |
| Where is the hot water system located? Type? | Electric - Back of house   |
| Automatic garage doors?                      | Yes  |
| Is there any additional storage?             | No   |
| Is there water storage?                      | No   |
| Is there air conditioning?                   | No   |
| Are there ceiling fans?                      | Yes - throughout   |
| What is the aspect of the property?          | Facade - Southerly   |
| What are the Council Rates?                  | \$3,250pa  |
| Additional Features?                         | <ul style="list-style-type: none"><li>- Sunroom off main bedroom</li><li>- 2nd toilet</li><li>- R3 medium density zoning</li></ul> |

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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.