

# 8/5-7 Old Bangalow Road, Byron Bay

## Frequently Asked Questions

What is the price guide?	\$1,200,000 - \$1,300,000
Bed   Bath   Car	3 Bed   2 Bath   2 Car
Method of sale	Private Treaty
What is the land size?	245m <sup>2</sup> total
What is the internal and external size?	132m <sup>2</sup> internal   13m <sup>2</sup> external
Why are the owners selling?	Consolidating Assets
When was the property built/renovated?	2000
When was the property purchased?	2020
What is the zoning?	R2 - Low Density Residential
What is the aspect of the property?	North
Permanent Rental estimate? Holiday Rental?	\$1150 per week approx.
Is the property tenanted/Owner occupied?	Holiday Let
What are the Council rates?	\$3525 per year approx.
What are the body corporate/community title fees?	\$11,000 per year approx.
Are there car spaces included in the title?	2
Are there any easements on the land?	Refer to contract of sale
Is the property sewered or septic? Last Inspection?	Sewered
What type of pool? What type? Size & depth?	Yes - Complex Pool
Type of internet connection?	NBN/ADSL/FTTN
Is there air conditioning?	Yes - Spilt System
Is there anything that is not council approved?	No
Is there a strata report?	Yes
Is there a termite treatment system?	Yes
Has the property ever been flooded?	No

**McGrath**

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Nick Dunn  
0448 301 111

Ollie Charkos  
0497 834 235