

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

## Frequently Asked Questions

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| 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 Assests                                  |
| 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 sewerred 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   |