

# 4-6 George Street, Bangalow

## Frequently Asked Questions

What is the price guide?	Auction Guide of: \$1,400,000 - \$1,540,000
Bed   Bath   Car	4 Bed   2 Bath   1 Car
Method of sale	Auction: Saturday 23 <sup>rd</sup> August
What is the land size?	674 m <sup>2</sup>
What is the internal and external size?	222 m <sup>2</sup> internal   48 m <sup>2</sup> external
When was the property constructed?	2002
Why are the owners selling?	Consolidating Assets
Is the furniture included?	No
What is the zoning?	R2: Low Density Residential
What is the aspect of the property?	North
Permanent rental estimate?	The property was achieving \$950 per week
Is the property tenanted/Owner occupied?	Vacant
What are the Council rates?	\$3,789 per year approx.
Are there any easements on the land?	Refer to contract of sale
Is the property sewerred or septic?	Sewered
Is a solar system installed? What does it operate? Size?	No
Is the cooktop gas, electric or induction?	Electric
Type of internet connection?	NBN
Is there air conditioning?	No, ceiling fans throughout
Is there a Building & Pest inspection Report?	Yes
Is there anything that is not council approved?	Not to our knowledge