

# 1035A Hinterland Way, Bangalow

## Frequently Asked Questions

What is the price guide?	Auction Guide of: \$1,750,000
Bed   Bath   Car	4 Bed   2 Bath   2 Car
Method of sale	Auction: 3rd May 2025
What is the land size?	5.36 acres
What is the internal and external size?	289 m <sup>2</sup> internal   104 m <sup>2</sup> external
Why are the owners selling?	Downsizing
When was the property purchased?	2017
What is the zoning?	Rural Landscape
What is the aspect of the property?	North
Rental estimate?	\$1,500 per week approx.
Is the property tenanted/Owner occupied?	Owner Occupied
What are the Council rates?	\$2,400 per year approx.
Are there any easements on the land?	Refer to contract of sale
Is there potential for a second dwelling?	STCA
Is there anything that is not council approved?	Not to my knowledge
Is the property sewerred or septic?	Septic
Town water or rain water? Water Tank Capacity?	6 x Rainwater tanks   90,000L combined
Is a solar system installed? Size?	Yes, 13KW Solar System
Is the cooktop gas, electric or induction?	Gas
Is there a pool? What type? Size & depth?	Yes, Salt Chlorinated 9M x 3M
Type of internet connection?	Starlink or NBN
Is there air conditioning?	Reverse cycle throughout house
Is the property fully fenced?	No
Has the property ever been flooded?	No