

11/10 Balemo Drive, Ocean Shores

Frequently Asked Questions

What is the price guide?	\$850,000 - \$925,000
Bed Bath Car	3 2 2
Method of sale	Private Treaty
What is the internal and external size?	116 m ² internal 227 m ² external
Why are the owners selling?	Relocating
When was the property built?	1999
When was the property purchased?	2019
What is the zoning?	R3 Medium Density Residential
What is the aspect of the property?	N
Permanent Rental estimate?	\$750 - \$800 per week approx.
Is the property tenanted/Owner occupied?	Owner occupied
What are the Council rates?	\$3,545 per year approx.
What are the body corporate/community title fees?	\$1,312 per year approx.
How many properties are in the complex/community title?	12
What is in the sinking fund?	\$30 387.52 01/12/24- 30/11/25
Are there car spaces included in the title?	2
Are pets allowed in the complex?	Yes
Are there any easements on the land?	Refer to contract of sale
Is the property sewerred or septic?	Sewered
Is the cooktop gas, electric or induction?	Gas
Is a solar system installed?	Yes, 2kw solar system & solar hot water system
Is there a pool?	Yes, salt water
Is there ceiling fans?	Yes, located throughout
Is there a strata report?	Yes, available upon request
Has the property ever been flooded?	No

McGrath

Agent

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We believe the information contained in this brochure is accurate; however, all figures are subject to change and interested parties should rely upon their own enquiries. No warranty or representation is given, either expressly or implied, by the vendor or the vendor's agents.

Rental estimates are provided as a guide only based on comparable rental data. We reserve the right to review this figure.