

# 2/130 Lighthouse Road, Byron Bay

## Frequently Asked Questions

What is the price guide?	\$2,300,000 - \$2,525,000
Bed   Bath   Car	3 Bed, 2 Bath, 2 Car
Method of sale	Expression of Interest End Date: 7th March
What is the land size?	185m <sup>2</sup>
What is the internal and external size?	120m <sup>2</sup> internal   32m <sup>2</sup> external
Why are the owners selling?	Consolidating assets
Is the furniture included?	No
When was the property built?	1988
When was the property purchased?	1989
What is the zoning?	Medium Density Residential
What is the aspect of the property?	North-East Facing
Permanent Rental estimate? Holiday Rental?	Rental estimate: \$1,500 per week approx. Holiday Rental: TBC
Is the property tenanted/Owner occupied?	Holiday Rental
What are the Council rates?	\$3,250 per year approx.
What are the body corporate?	\$6,180 per year approx.
How many properties are in the strata complex?	12
What is in the sinking fund?	Refer to strata report
Are there car spaces included in the title?	2
Are pets allowed in the complex?	Pets allowed under the discretion of the owner
Are there any easements on the land?	Refer to contract of sale
Is the property sewered or septic?	Sewered
Is the cooktop gas, electric or induction?	Electric
Is a solar system installed? What does it operate?	No
Is there a pool? What type?	Yes, Saltwater Pool
Type of internet connection?	NBN
Is there air conditioning?	Yes, in each room
Is there a security system?	No
Is there anything that is not council approved?	Not to our knowledge
Is there a strata report?	Yes