

4 Gibingbell Close, Ocean Shores

Frequently Asked Questions

What is the size?	794 sqm
What is the zoning?	R2 Low Density Residential
Reason for selling?	Relocating
When was the property purchased?	2001
Is the property owner occupied?	Vacant
What is the aspect of the property?	N/E
What are the Council Rates?	\$3,480 per annum approx.
Is there broadband or internet connection?	Yes
What is the permanent rental appraisal?	\$800 - \$880 per week approx.
Gas, electric or induction oven/cooktop?	Electric
Is there solar energy?	No
Is there a pest & building report?	Yes, available upon request
Is the property sewered or septic?	Sewered
Is there air conditioning?	No
Is there potential for a second dwelling?	Refer to council
Are there any easements on the land?	Refer to contract

Zoning According to NSW Planning

This zone is intended to be applied to land where primarily low density housing is to be established or maintained. Typically, the zone features detached dwelling houses, but it may be appropriate to include 'dual occupancy' (attached or detached) or some 'multi-dwelling housing.' This is the lowest density urban residential zone and the most restrictive in terms of other permitted uses considered suitable. These are generally restricted to facilities or services that meet the day-to-day needs of residents. This zone is generally not suitable adjacent to major transport nodes or larger activity centres where residential densities should be higher.