

65 Armstrong Lane, Broken Head

Frequently Asked Questions

What is the price guide?	\$6,000,000 - \$6,600,000
Bed Bath Car	5 Bed 4 Bath 5 Car
Method of sale	Expression of Interest End Date 30 January 2026
What is the land size?	5.3 Acres
What is the internal and external size?	345 m2 internal 684 m2 external
Why are the owners selling?	Downsizing
Is the furniture included?	No
When was the property built/renovated?	Original renovation and rebuild - 2011 Most recent renovation - 2023
When was the property purchased?	2008
What is the zoning?	R5 - Large Lot Residential
What is the aspect of the property?	North - East
Permanent rental estimate?	\$2300 - \$2400 per week approx.
Is the property tenanted/Owner occupied?	Owner Occupied
What are the Council rates?	\$3916 per year approx.
Are there any easements on the land?	Refer to contract of sale
Is the property sewerred or septic?	Septic
What type of hot water system?	Heat Pump
Town water or rain water? Water Tank Capacity?	1 x 110,000 Litres Water Tank 1 x 90,000 Litres Water Tank
Is a solar system installed? What does it operate? Size?	House - 36 Solar Panels Cabin - 18 Solar Panels Battery
Is the cooktop gas, electric or induction?	House - Gas Studio - Gas
Is there a pool? What type? Size & depth?	Yes - Magnesium - 4x15m - Not Heated
Type of internet connection?	NBN
Is there a Building & Pest inspection Report?	No
Is there anything that is not council approved?	Not to our knowledge
Is there a termite treatment system?	Yes - Managed by Active Pest Control
Has the property ever been flooded?	No

McGrath

Nick Dunn
0448 301 111

Ollie Charkos
0497 834 235