

# FREQUENTLY ASKED QUESTIONS

1/50 Ruskin Street, Byron Bay

3 bedrooms | 2 bathrooms | 1 car

When was the property built?	Circa 1950
What is the land size?	Circa 506sqm
What is the internal size?	88sqm
What is the aspect of the property?	North
Is the cooktop gas, electric or induction?	Gas
Rental estimate?	\$950 - \$975 p/w
Short term rental estimate?	Not determined
Property Outgoings? Council/Water	Council \$1,240   Water \$205.22 p/q
What type of hot water system? Location?	Under house, Electric
Is there water storage?	No
Is a solar system installed? What does it operate?	No
Is there air conditioning?	Yes   Split Reverse System
Is there internet connection?	Yes, NBN
What is the zoning?	R2 Low Density Residential
Is there a security system?	Yes, Security Cameras
Building & Timber Pest inspection Report?	Yes
Is there a termite treatment system?	No
Is there anything that doesn't work?	TBA
Is there a pool?	No
Is the property fully fenced?	No
Has the property ever been flooded?	No
Is there anything that is not council approved?	No
Are there any easements/covenants?	Yes   Refer Contract of Sale
Is the property tenanted?	No, owner occupied
Is the property septic or sewer?	Sewer
Is there potential for a second dwelling?	No
Watering system?	Irrigation on all gardens

---

#### AGENT

Brad Rogan 0420 529 112  
bradrogan@mcgrath.com.au

---

**McGrath**