

# McGrath

30E/139 Avenue Road, Mosman

## Frequently Asked Questions

APARTMENT SIZE	Total: 80,7sqm   Internal: 62,2sqm   Store room: 1,7sqm   Car: 16,8sqm
CONFIGURATION	1 Bed   1 Bath   1 Car   Storage room
OUTGOINGS	Water Rates: \$204 pq Council Rates: \$368 pq Admin fund: \$711 pq Capital works: \$948 pq Strata Rates: \$1,659 pq
BUILDING FACTS	Year Registered   1969 Number of Floors   5 units per floor Strata Manager   Jamesons Strata Management Special Levies   Nil known Strata Report   Available upon request Balance of sinking fund   \$104,884.74
RENTAL ESTIMATE	\$750 per week
LOCAL AMENITIES	Woolworths Metro Mosman   350m approx. Bridgepoint   800m approx. IGA Mosman   290m approx. Best Fruit at Mosman   450m approx.
TRANSPORT OPTIONS	Buses to City   across the road 2 min walk Mosman Ferry Bus stop   at doorstep
SCHOOLS	Mosman Preparatory School Mosman Public School Mosman High School

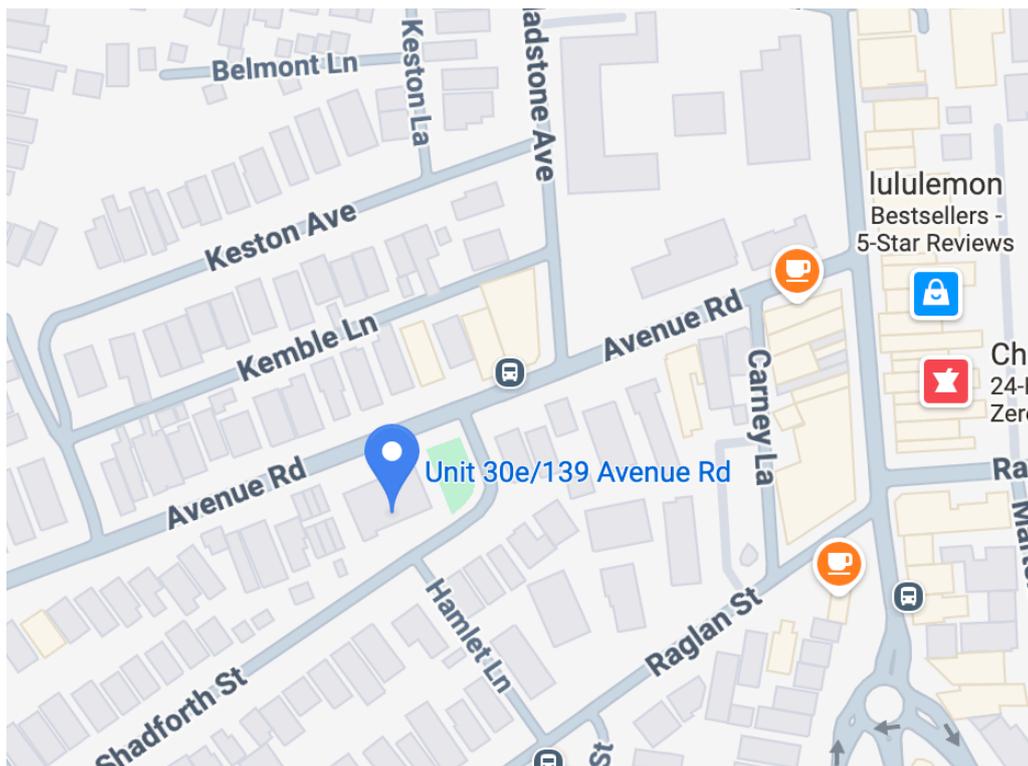
All parties should rely on their own investigations to validate this information as we cannot guarantee it. We have diligently and conscientiously undertaken to ensure it is current and accurate, however, we do not accept any liability of any inaccuracy or misstatement.

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## Additional Information

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First time offered in over 40 years, this oversized 80.7sqm apartment is set within the sought-after 'Casablanca' security building, delivering an exceptional sense of space, privacy and lifestyle appeal. Mosman ferry buses are at the doorstep, with cafes, restaurants and shops just moments away.

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