

## INFORMATION SHEET

241/2C, MUNDERAH STREET, WAHROONGA

### LEXINGTON

Configuration	2 bed + Study   2 Bath   1 Car + 1 Storage Cage
Area	234 sqm
Settlement	42 days after contract date
Reason for Sale	Downsizing
Length of Ownership	17 years
Rental Appraisal	\$850 - \$900 per week
Council Rates	\$389 per quarter
Water Rates	\$171 per quarter
Strata Levies	\$3,217 per quarter
Construction	Brick and concrete construction & concrete roof tiles
Year Built	2007
No. Of Apartments in Block	27
No. Of Apartments in Complex	148
No. Visitor Parking Spaces	37
Utilities	<p>Miele appliances – 4 burner gas cooktop, rangehood, electric oven, microwave &amp; dishwasher</p> <p>3 x Mitsubishi Reverse Cycle split system units - in Bedrooms + Living/Dining</p> <p>Gas hot water system</p> <p>Secure entry via video intercom (Incom)</p> <p>Irrigation system installed on balconies for pot plants</p> <p>TESLA charging station installed in carspace</p>
School Catchment	<p>Warrawee Public School</p> <p>Turramurra High</p>
Location	<p>650m to Wahroonga Station, shops, cafes &amp; Medical Centre</p> <p>120m to Knox Grammar School</p> <p>500m to Abbotsleigh</p> <p>1km to Warrawee Public School</p> <p>650m to The Glade Reserve</p> <p>2.6km to Sydney Adventist Hospital and Medical Specialist</p>

\*Approximate