

INFORMATION SHEET

5/32 MARIAN STREET, KILLARA

MANDALAY

Configuration	3 bed 2 Bath 2 Car + Storage Cage
Internal Area	409 sqm * (Internal 370m ² + Car Space 35m ² + Storage Cage 4m ²)
Settlement	42 days after contract date
Reason for Sale	Downsizing
Length of Ownership	6 years
Rental Appraisal	\$1,200 - \$1,400 per week
Council Rates	\$397 per quarter
Water Rates	\$172 per quarter
Strata Levies	\$3,154 per quarter
Construction	Brick and concrete construction
Year Built	2008
No. Of Apartments	16
No. Visitors Parking	4
Utilities	<p>Neff induction cooktop, Neff oven + grill, integrated Asko dishwasher</p> <p>Ducted air-conditioning + 2 split system units in bedrooms + Ceiling fans</p> <p>External Plantation shutters</p> <p>Garden lights & Water feature</p> <p>Video intercom</p> <p>Gas bayonet in living room & on deck for BBQ</p> <p>NBN</p>
School Catchment	<p>Lindfield Public School</p> <p>Killara High School</p>
Location	<p>450m to Killara Station & Marian Street Theatre & Cafe</p> <p>1.4km to Lindfield Shopping Village</p> <p>450m to Killara Golf Club</p>

*Approximate