

INFORMATION SHEET

5 THE CHASE ROAD, TURRAMURRA

Configuration	4 bed 3 Bath 2 Car
Land Area	904.2 sqm *
Internal Area	400 sqm * Frontage 21 m * Depth 43m
Conservation Area	No
Heritage Listed	No
Easement	No
Settlement	29 Nov 2024 OR 14 days after Vendor's Solicitor served written notice to purchase's solicitor (Please see Special Condition 55 in Contract)
Reason for Sale	Downsizing
Length of Ownership	9 years
Rental Appraisal	\$1,750 - \$1,925 per week
Council Rates	\$675 per quarter
Water Rates	\$172 per quarter
Construction	Double Brick with Terracotta tiles
Year Built	Circa 1930s
Utilities	5 Burner gas stove electric oven Ducted air-conditioning Electric Hot water system Open fireplace Solar heated pool Outdoor heat bars 48 Solar panels for the whole house including pool Security pedestrian security gate with intercom Automated electric driveway & Alarm
School Catchment	Wahroonga Public School Ku-ring-gai High School
Location	15 min walk to Turramurra & Warrawee Station 350 m / 5 min walk to Eastern Road Shops & IGA 15 min walk to Village shops & Kipling's Garage Bar 1.5km to Coles Turramurra 15 min walk to Wahroonga Public School 1.4 km to Knox Grammar School 2.2km to Abbotsleigh High

*Approximate

McGrath