



22/30 Macpherson Street, Warriewood

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| Auction | Tuesday 17 th March at 5pm Location Onsite |
| Stats | 3 Beds 2 Bath 2 Car |
| Size on Title | 231 sqm approx |
| Ownership Status | Owner Occupied |
| Age of Property | 1990's approx. |
| No. of Apartments | 57 |
| Lift Access | No |
| Strata Manager | Mason & Brophy Strata Management |
| Rates Approx. | Council Rates: \$462 pq Water Rates: \$200 pq |
| Strata | Strata Levies: \$1,530 pq |
| Body Corporate Funds | Admin Fund Balance: \$63,163.74 Capital Works Balance: \$105,643.88 |
| Heating / Cooling | Split system air-conditioning |
| Cooking Facility | Gas Cooking |
| Pet Friendly | Strata approval required |
| Location | Moments to Mona Vale beach, Narrabeen lakes, IGA, Warriewood Square, Mona Vale village, schools and transport |
| School Catchments | High School Narrabeen Sports High School Primary School Narrabeen North Public School |
| Rental Appraisal | \$1,350 per week approx. |
| Parking Situation | Single lock up garage + Carport |
| Additional Features | Outdoor spa, built-in wardrobes, hybrid timber flooring, covered entertaining area, complex amenities - pool, clubhouse and sauna |
| Contact | Kelly Mulvihill kellymulvihill@mcgrath.com.au 0435 177 153 Nathan Ford nathanford@mcgrath.com.au 0404 696 133 |

*All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee it's accuracy and interested persons should rely on their own enquiries. All distances are approximate.

McGrath