



2/40-44 Foamcrest Avenue, Newport

For Sale	Private Treaty
Stats	2 Beds 2 Bath 1 Car
Size on Title	131 sqm
Ownership Status	Vacant Possession
Age of Property	1970s approx.
No. of Apartments	16
Apartment Level	1
Lift Access	No
Strata Manager	Robinson Strata Management
Rates Approx.	Council Rates: \$462 pq Water Rates: \$205 pq
Strata	Strata Levies: \$1870 pq
Body Corporate Funds	Admin Fund Balance: -\$3723.19 Capital Works Balance: \$163,154.05
Heating / Cooling	Air conditioning
Cooking Facility	Gas Cooktop, Westinghouse Oven, Range Hood, Fisher & Paykel Dishwasher
Pet Friendly	Yes Strata approval required
Location	150m approx. to Newport Village Shops 400m approx. to Newport Beach SLSC 1.8km approx. to The Newport (Merivale Venue)
School Catchments	Newport Public School Barrenjoey High School
Parking Situation	Lock up garage
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