

# 13 Bank Street, North Sydney

## Frequently Asked Questions

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| <b>SALE METHOD</b>           | Auction Saturday 28 <sup>th</sup> February at 12pm   |
| <b>CONFIGURATION</b>         | 3 beds   2 bath   1 car  |
| <b>LAND SIZE</b>             | 347.8sqm   |
| <b>OUTGOINGS</b>             | Council: \$2,196pa      Water: \$933pa   |
| <b>RENTAL ESTIMATE</b>       | \$1,500 - \$1,600 per week   |
| <b>HEATING &amp; COOLING</b> | Air-conditioning + Gas heating   |
| <b>FEATURES</b>              | <ul style="list-style-type: none"><li>• Incredible opportunity in a tightly held sought-after cul-de-sac</li><li>• Immersed in lush, established greenery and mature trees</li><li>• Lofty cathedral ceilings and skylights throughout</li><li>• Separate living and dining areas ideal for relaxed everyday living</li><li>• Seamless flow to paved alfresco entertaining and rear lawns</li><li>• Three generous bedrooms, main opens to a private terrace</li><li>• Modern bathroom with separate bath and shower</li><li>• Undercover parking, attic and under-house storage, air- con</li><li>• Easy walk to North Sydney Station, Victoria Cross Metro, ferries</li><li>• Short stroll to McMahons Point and Waverton villages</li></ul> |
| <b>TRANSPORT + LIFESTYLE</b> | <p>9 minute stroll to Sawmillers Reserve<br/>4 minutes to Toiture de Boulangerie cafe<br/>13 minute stroll into McMahons Point Village<br/>13 minute walk to McMahons Point ferry<br/>11 minute walk to North Sydney Station<br/>10 minute drive to Sydney's CBD</p>   |
| <b>SCHOOL CATCHMENT</b>      | <p>St Aloysius' College<br/>Loreto Kirribilli<br/>North Sydney Demonstration School Cammeraygal High School<br/>North Sydney Boys High School North Sydney Girls High School Shore School<br/>Wenona<br/>Monte Sant' Angelo Mercy College</p>  |

All parties should rely on their own investigations to validate this information as we cannot guarantee it. We have diligently and conscientiously undertaken to ensure it is current and accurate, however, we do not accept any liability of any inaccuracy or misstatement.