

# 41/7 Lavender Street, Lavender Bay

## Frequently Asked Questions

<b>SALE METHOD</b>	Auction 21st February at 9.45am
<b>CONFIGURATION</b>	1 bed   1 bath   1 car
<b>SIZE</b>	Living: 43sqm Parking: 13sqm Total: 56sqm
<b>OUTGOINGS</b>	Strata levies: \$1,708pq Council rates: \$1,335pa Water rates: \$799pa
<b>RENTAL ESTIMATE</b>	Vicinity of \$700 per week
<b>FEATURES</b>	<ul style="list-style-type: none"><li>• Open living and dining with parquetry timber flooring</li><li>• Designer eat-in kitchen with breakfast bar</li><li>• Renovated bathroom, dedicated home office zone</li><li>• Generous bedroom with built-ins and tranquil outlook</li><li>• Lift access to all levels from secure parking</li><li>• Security building with intercom access</li><li>• A shared laundry for each floor in the complex</li><li>• Ideal for investors, first home buyers or as a city bolt-hole</li></ul>
<b>BUILDING INFORMATION</b>	<ul style="list-style-type: none"><li>• Strata plan registered in 1975</li><li>• Secure complex of 72 apartments with intercom</li><li>• Undercover access via lift from the carpark</li><li>• Coin operated shared laundry</li><li>• Rubbish bin shoot on every level</li></ul>
<b>TRANSPORT + LIFESTYLE</b>	2 minute walk to Blues Point Road village shops and cafes 2 minute walk to Wendy's Secret Garden 6 minute walk to North Sydney Station 10 minute walk to Victoria Cross Metro 11 minute walk to Milsons Point Station and Kirribilli 12 minute walk to McMahon's Point Ferry wharf 9 minute drive to City CBD
<b>SCHOOL CATCHMENT</b>	St Aloysius' College Loreto Kirribilli North Sydney Demonstration School Cammeraygal High School North Sydney Boys High School North Sydney Girls High School Shore School Wenona Monte Sant' Angelo Mercy College

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.