

# 30 Victoria Street, McMahons Point

## Frequently Asked Questions

<b>SALE METHOD</b>	Auction 26 <sup>th</sup> March 5:00pm
<b>CONFIGURATION</b>	3 bed   2 bath
<b>LANDSIZE</b>	145.4sqm
<b>OUTGOINGS</b>	Council rates: \$2,552pa Water rates: \$799pa
<b>RENTAL ESTIMATE</b>	Vicinity of \$1,800 per week
<b>HEATING &amp; COOLING</b>	Air-conditioning + Gas bayonets
<b>FEATURES</b>	<ul style="list-style-type: none"><li>- Open living and dining extends to a private deck and gardens</li><li>- Elegant front sitting room or home office with original fireplace</li><li>- Corian kitchen, integrated Miele appliances, marble splashback</li><li>- Jarrah flooring, louvred windows, French doors</li><li>- Two contemporary bathrooms, main with full bath</li><li>- All bedrooms have built-in robes, two with private balconies</li><li>- Concealed laundry, air conditioning and ceiling fans</li><li>- Ample street parking, 2 parking permits available on application</li><li>- Moments to the village, ferry, metro, trains and rapid access to CBD</li></ul>
<b>TRANSPORT + LIFESTYLE</b>	<ul style="list-style-type: none"><li>5 minute walk to Blues Point Road village shops and cafes</li><li>5 minute drive to Victoria Cross Metro</li><li>9 minute walk to North Sydney Station</li><li>13 minute walk to McMahons Point Ferry wharf</li><li>16 minute drive to City CBD</li></ul>
<b>SCHOOL CATCHMENT</b>	<ul style="list-style-type: none"><li>St Aloysius' College</li><li>Loreto Kirribilli</li><li>North Sydney Demonstration School</li><li>Cammeraygal High School</li><li>North Sydney Boys High School</li><li>North Sydney Girls High School</li><li>Shore School</li><li>Wenona</li><li>Monte Sant' Angelo Mercy College</li></ul>

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.