

# 7 Euroka Street, North Sydney

## Frequently Asked Questions

<b>SALE METHOD</b>	Off market
<b>CONFIGURATION</b>	3 bed   2 bath
<b>SIZE</b>	Landsize: 101.2sqm
<b>OUTGOINGS</b>	Council rates: \$1,764pa Water rates: \$912pa
<b>RENTAL ESTIMATE</b>	Vicinity of \$1,600 - \$1,700 per week
<b>YEAR BUILT</b>	Built 1880
<b>FEATURES</b>	<ul style="list-style-type: none"><li>- Architecturally designed and renovated, turn key opportunity</li><li>- Polished concrete floors, high ceilings and ornate character features</li><li>- Open-plan living/dining flow via bi-fold doors to the outdoors</li><li>- Sundrenched private courtyard with retractable awning</li><li>- Contemporary gas kitchen with quality Miele appliances</li><li>- Upper-level master with balcony and built-in robes</li><li>- Designer bathrooms, separate laundry, ducted a/c</li><li>- Sunny light filled interiors with elevated district views</li><li>- Easy on street parking, parking permits available on request</li><li>- Set between Waverton and McMahons Point village shops and cafes</li></ul>
<b>TRANSPORT + LIFESTYLE</b>	<ul style="list-style-type: none"><li>4 minute stroll to Toiture de Boulangerie cafe</li><li>8 minute walk to Waverton Station</li><li>11 minute stroll to Sawmillers Reserve</li><li>11 minute stroll into McMahons Point Village</li><li>14 minute walk to North Sydney Station</li><li>20 minute walk to Victoria Cross Metro Train Station</li><li>10 minute drive to Sydney's CBD</li></ul>
<b>SCHOOL CATCHMENT</b>	<ul style="list-style-type: none"><li>North Sydney Public School</li><li>St Mary's Catholic Primary School</li><li>Cammeraygal High School</li><li>Marist Catholic College North Shore</li><li>Monte Sant' Angelo Mercy College</li><li>Wenona</li><li>Shore School</li><li>Loretto Kirribilli</li><li>St Aloysius</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.