

7/28 East Crescent Street, McMahon's Point

Frequently Asked Questions

SALE METHOD	Auction Thursday 26 th February at 5pm
CONFIGURATION	3 bed 2 bath 2 car
SIZE	Living (inc balcony): 125sqm Parking + Storage: 34sqm Total: 159sqm
OUTGOINGS	Strata levies: \$3,052pq Council rates: \$1660pa Water rates: \$817pa
RENTAL ESTIMATE	Vicinity of \$1,500pw
FEATURES	<ul style="list-style-type: none">• Elevated setting capturing light, privacy and a leafy outlook• Open living/dining flows to a private balcony with views• Deep covered balcony enjoys gentle water glimpses• CaesarStone induction kitchen with undermount sink• Generous bedrooms each with built-in robes• Oversized master features full ensuite, built-ins and views• Stylish bathrooms with quality fittings and underfloor heating• Boutique complex of just eight apartments, two per floor• Internal laundry, ducted air conditioning and ceiling fans• Lift access direct to two secure parking plus storage
BUILDING INFORMATION	<ul style="list-style-type: none">• Strata plan registered in 2010• Secure complex of just 8 apartments with intercom access• Lift access from two side by side carspaces• Only two apartments per floor• Access via East Crescent Street and Middle Street
TRANSPORT + LIFESTYLE	3 minute walk to McMahon's Point Ferry wharf 5 minute walk to Blues Point Road village shops and cafes 11 minute walk to North Sydney Station 15 minute walk to Victoria Cross Metro 9 minute drive to City CBD
SCHOOL CATCHMENT	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.