

# 1/30 Elamang Avenue, Kirribilli

## Frequently Asked Questions

<b>SALE METHOD</b>	Auction 28 <sup>th</sup> February at 12pm
<b>CONFIGURATION</b>	2 bed   1 bath
<b>SIZE</b>	97SQM
<b>OUTGOINGS</b>	Strata levies: \$1,708pq Council rates: \$1,335pa Water rates: \$799pa
<b>RENTAL ESTIMATE</b>	Vicinity of \$900 per week
<b>FEATURES</b>	<ul style="list-style-type: none"> <li>Boutique Art Deco complex of only five apartments</li> <li>Open living and dining with beautiful sandstone detailing</li> <li>Expansive timber sliding windows drawing in northern sun</li> <li>Renovated kitchen with stone benchtops and gas cooking</li> <li>French timber doors, soaring 12ft ceilings and original flooring</li> <li>King-sized main bedroom with harbour cove views</li> <li>Oversized sandstone sunroom, ideal for home office/nursery</li> <li>Both bedrooms with built-in wardrobes and ceiling fans</li> <li>Contemporary bathroom, frameless shower and heated floors</li> <li>Easy on-street parking, one resident parking permit</li> </ul>
<b>BUILDING INFORMATION</b>	<ul style="list-style-type: none"> <li>Strata plan registered in 1975</li> <li>Secure complex of 5 apartments with intercom</li> <li>Common clothes line</li> <li>Pets considered, subject to the body corporate</li> </ul>
<b>TRANSPORT + LIFESTYLE</b>	<p>8 minute walk to Milsons Point Station  9 minute walk to Kirribilli Village Shops  11 minute walk to Kirribilli Ferry Wharf  13 minute drive to City CBD</p>
<b>SCHOOL CATCHMENT</b>	<p>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</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.