

38 Shirley Road, Wollstonecraft

Frequently Asked Questions

SALE METHOD	Auction Saturday 28th March at 9:45am
CONFIGURATION	4 bed 3 bath 3 car
SIZE	Landsize: 494.9sqm
OUTGOINGS	Council rates: \$2,524pa Water rates: \$798pa
RENTAL ESTIMATE	Vicinity of \$2,500 per week
HEATING & COOLING	Ducted reverse cycle airconditioning + Gas bayonets
YEAR BUILT	Orginally built circa 1920 + Renovated 2007/2008
FEATURES	<ul style="list-style-type: none"> - Impeccably crafted interiors welcome with a striking full height entry - Capacious glass wrapped lounge/dining room exudes modern elegance - Stone finished kitchen with five burner gas cooktop and breakfast bar - Oversized bedrooms fitted with built-in robes plus dedicated study area - Main features full ensuite with bidet, dual built-ins, walk-in and balcony - Huge bathroom upstairs with bath, stylish rainshower bathroom downstairs - Flexible rumpus/storage room, handy laundry chute, reverse cycle air con - Resanded hardwood floors, new paint, plantation shutters, louvred windows - Internal access to lock-up garage plus ample off street parking for trailer/boat
INCLUSIONS + DETAILS	<p>Hardwood flooring throughout Plantation shutters and louvred windows Laundry chute Rinnai instantaneous gas hot water heater LUG plus off-street parking for 3 cars Under house storage / Internal roof storage / Understair storage Miele dishwasher Electrolyx gas cooktop and oven Corian bench</p>
TRANSPORT + LIFESTYLE	<p>3 min walk to Wollstonecraft Train Station 6 min walk to Berry Island Reserve 4 min drive to Waverton Station, shops and cafes 6 min (2.3 km) drive to Victoria Cross Metro Train Station 8 min (2.2 km) drive to Crows Nest Metro Train Station 17 min Drive to City CBD</p>
SCHOOL CATCHMENT	<p>North Sydney Public School St Mary's Catholic Primary School Cammeraygal High School Marist Catholic College North Shore Monte Sant' Angelo Mercy College Wenona Shore School Loretto Kirribilli St Aloysius</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.