

# 38 Shirley Road, Wollstonecraft

## Frequently Asked Questions

<b>SALE METHOD</b>	Auction Thursday 28th March at 9:45am
<b>CONFIGURATION</b>	4 bed   3 bath   3 car
<b>SIZE</b>	Landsize: 494.9sqm
<b>OUTGOINGS</b>	Council rates: \$2,524pa Water rates: \$798pa
<b>RENTAL ESTIMATE</b>	Vicinity of \$2,500 per week
<b>HEATING &amp; COOLING</b>	Ducted reverse cycle airconditioning + Gas bayonets
<b>YEAR BUILT</b>	Originally built circa 1920 Renovated 2007/2008
<b>FEATURES</b>	<ul style="list-style-type: none"> <li>- Impeccably crafted interiors welcome with a striking full height entry</li> <li>- Capacious glass wrapped lounge/dining room exudes modern elegance</li> <li>- Multiple sunlit entertaining decks and lawn bask in lush treetop surrounds</li> <li>- Stone finished kitchen with five burner gas cooktop and breakfast bar</li> <li>- Oversized bedrooms fitted with built-in robes plus dedicated study area</li> <li>- Main features full ensuite with bidet, dual built-ins, walk-in and balcony</li> <li>- Huge bathroom upstairs with bath, stylish rainshower bathroom downstairs</li> <li>- Flexible rumpus/storage room, handy laundry chute, reverse cycle air con</li> <li>- Resanded hardwood floors, new paint, plantation shutters, louvred windows</li> <li>- Internal access to lock-up garage plus ample off street parking for trailer/boat</li> </ul>
<b>INCLUSIONS + DETAILS</b>	<p>Hardwood flooring throughout            Plantation shutters and louvred windows            High vaulted ceiling            Laundry chute            Internal access to a single lock-up garage            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>
<b>TRANSPORT + LIFESTYLE</b>	<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>
<b>SCHOOL CATCHMENT</b>	<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.