

111/21 East Crescent Street, McMahons Point

Frequently Asked Questions

SALE METHOD	Auction 14 th February at 12pm
CONFIGURATION	2 bed 1 bath 2 car
SIZE	Living inc balcony: 66sqm Parking (S level): 12.3sqm Parking (P1 level): 15sqm Storage (P1 level): 1.8sqm Total: 95.1sqm
OUTGOINGS	Strata levies: \$2,372pq Council rates: \$1,353pa Water rates: \$817pa
RENTAL ESTIMATE	\$1,500 - \$1,600 per week
FEATURES	<ul style="list-style-type: none">• Light-filled living/dining framed by sweeping harbour views• Penthouse-level position with views from every window• Double bedrooms both fitted with built-in robes with views• Gas kitchen with abundant storage and scope to modernise• Outstanding opportunity to add value and further capitalise• Two secure car spaces on title plus lock-up storage room
BUILDING INFORMATION	<ul style="list-style-type: none">• Strata plan registered in 1966• Secure complex of 80 apartments with intercom• Undercover access via lift from both parking spaces• Coin operated shared laundry• Rubbish bin shoot on every level• Deepwater jetty access• Two communal pools, BBQ area and landscaped gardens exclusive to residents only
TRANSPORT + LIFESTYLE	4 minute walk to McMahons Point Ferry wharf 5 minute walk to Blues Point Road village shops and cafes 3 minute drive to North Sydney Station 18 minute walk to Victoria Cross Metro 17 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.