

# 111/21 East Crescent Street, McMahons Point

## Frequently Asked Questions

<b>SALE METHOD</b>	Auction 14 <sup>th</sup> February at 12pm
<b>CONFIGURATION</b>	2 bed   1 bath   2 car
<b>SIZE</b>	Living inc balcony: 66sqm Parking (S level): 12.3sqm Parking (P1 level): 15sqm Storage (P1 level): 1.8sqm Total: 95.1sqm
<b>OUTGOINGS</b>	Strata levies: \$2,372pq Council rates: \$1,353pa Water rates: \$817pa
<b>RENTAL ESTIMATE</b>	\$1,500 - \$1,600 per week
<b>FEATURES</b>	<ul style="list-style-type: none"><li>• Light-filled living/dining framed by sweeping harbour views</li><li>• Penthouse-level position with views from every window</li><li>• Double bedrooms both fitted with built-in robes with views</li><li>• Gas kitchen with abundant storage and scope to modernise</li><li>• Outstanding opportunity to add value and further capitalise</li><li>• Two secure car spaces on title plus lock-up storage room</li></ul>
<b>BUILDING INFORMATION</b>	<ul style="list-style-type: none"><li>• Strata plan registered in 1966</li><li>• Secure complex of 80 apartments with intercom</li><li>• Undercover access via lift from both parking spaces</li><li>• Shared laundry on the same floor</li><li>• Rubbish bin shoot on every level</li><li>• Deepwater jetty access</li><li>• Two communal pools, BBQ area and landscaped gardens exclusive to residents only</li></ul>
<b>TRANSPORT + LIFESTYLE</b>	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 10 minute drive to City CBD
<b>SCHOOL CATCHMENT</b>	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.