

# LG01/9 Harriette Street, Neutral Bay

## Frequently Asked Questions

<b>SALE METHOD</b>	Auction 7th March 9:00am
<b>CONFIGURATION</b>	3 bed   2 bath   2 car
<b>SIZE</b>	Internal: 136sqm Terrace: 12sqm Gardens: 187sqm Parking: 27sqm Storage: 3sqm Total: 365sqm
<b>OUTGOINGS</b>	Strata levies: \$3,692pq Council rates: \$1,376pa Water rates: \$799pa
<b>RENTAL ESTIMATE</b>	Vicinity of \$2,000 per week
<b>FEATURES</b>	<ul style="list-style-type: none"><li>• Floor-to-ceiling glazing throughout captures verdant garden outlooks</li><li>• Vast open interiors designed for seamless indoor and outdoor entertaining</li><li>• Herringbone timber floors complemented by curved and brass accents</li><li>• Premium stone kitchen with walk-in pantry and Miele appliances</li><li>• Built-in BeefEater barbecue ideal for relaxed alfresco dining</li><li>• All bedrooms feature extensive built-in robes and garden access</li><li>• Luxurious bathrooms and powder room finished with natural stone</li><li>• Master ensuite with Parisi bathtub and herringbone marble tiling</li><li>• Ducted air conditioning, internal laundry, double parking and storage</li></ul>
<b>BUILDING INFORMATION</b>	<ul style="list-style-type: none"><li>• Secure complex of 10 apartments with life access</li><li>• Built circa 2021 developed by Fiducia Property Group, built by Australex,</li><li>• Car lift access to underground parking.</li><li>• Car wash bay</li><li>• Electric car recharge station with swipe card to use</li><li>• Central gas hot water.</li><li>• Use of 'Harriette Club' a private dining room with individual private wine cellar with lock racking system</li><li>• 24 hour CCTV surveillance in common areas.</li><li>• Video entry security intercom and swipe access to front gate and foyer.</li></ul>
<b>TRANSPORT + LIFESTYLE</b>	3 minute drive to Kurraba Point Wharf 5 minute drive to Kurraba Reserve 10 minute drive to Mosman Junction 10 minute walk to Neutral Bay Wharf 12 minute drive to Balmoral Beach 15 minute drive to Sydney CBD

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.