

# 12 Rocklands Road, Wollstonecraft

## Frequently Asked Questions

<b>SALE METHOD</b>	Auction 18 <sup>th</sup> April 9:45am
<b>CONFIGURATION</b>	3 bed   1 bath   1 car
<b>SIZE</b>	Land Size 251.1sqm
<b>OUTGOINGS</b>	Council rates: \$2,242pa Water rates: \$796pa
<b>RENTAL ESTIMATE</b>	Vicinity of \$1,500 - \$1,600 per week
<b>FEATURES</b>	<ul style="list-style-type: none"><li>- Freshly painted interiors showcase beautiful period craftsmanship</li><li>- Flexible single level layout offers generous proportions throughout</li><li>- Private front landscaped garden, opportunity to extend rear deck</li><li>- Modern kitchen equipped with gas cooktop opens to treetop deck</li><li>- Oversized bedrooms, two complete with stained glass bay windows</li><li>- Contemporary fully tiled bathroom reveals frameless rainshower</li><li>- Air conditioning, picture rails, high ornate ceilings, gas bayonets</li><li>- Rear lane access to parking space plus ample underhouse storage</li><li>- Easy access to Crows Nest Metro, St Leonards Station and RNSH</li><li>- Set in the catchment area of North Sydney PS less than 1km away</li></ul>
<b>TRANSPORT + LIFESTYLE</b>	<p>5 min walk to Brennan Park 9 min walk to Waverton Station, shops and cafes 11 min (750m) walk to Wollstonecraft Train Station 16 min (1.0 km) walk to Crows Nest Metro Train Station 19 min (1.3 km) walk to Victoria Cross Metro Train Station 16 min Drive to City CBD</p>
<b>LOCAL SCHOOLS</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.