

# PROPERTY FACT SHEET



## 711A/7-13 Centennial Avenue, Lane Cove

When was the Property built?	2015
How many are there in the complex?	211
Property Features?	2 Bedrooms, 2 Bathroom, 1 Car Space
Strata company?	Wellman Strata Management Suite 5, Level 9, 189 Kent Street, Sydney 2000. E: info@wellmanstrata.com.au SP 91534 Lot 61
Measurements (approx.)	Internal area: 85m <sup>2</sup> Car Space: 13m <sup>2</sup> Storage: 4m <sup>2</sup> Total area: 102m <sup>2</sup>
Outgoings (approx.)	Strata: Admin - \$1,170 p/q Capital Works: \$634 p/q Council rates: \$401 p/q Water: \$173 p/q
Air-conditioning?	Reverse cycle air conditioning throughout
Internet connections?	NBN, Fibre optic
What is the cooking appliance?	Miele Oven, Gas Cooktop & Dishwasher
Owner occupied, tenanted or vacant?	Vacant
What is the parking situation?	1 car space – Block A Level 4 Visitor parking available
Is there storage?	Yes – Block A Level 3
Rental estimate (approx.)	\$790 - \$830 per week
Is there a Strata report available?	Yes, please request a copy from the Agents

Hazel McNamara  
Sales Agent/JP  
0402 913 537  
hazelmcnamara@mcgrath.com.au

Isabella Balmer  
Sales Agent  
0450 803 700  
isabellabalmer@mcgrath.com.au

Local Schools?	Mowbray Public School Hunters Hill High School Riverside Girls Riverside Girls
Public Transport?	Buses to: CBD Chatswood Macquarie Park on Epping Road Lane Cove Interchange on Centennial Avenue
Are pets permitted?	Yes, with approval from Strata
Additional features?	<ul style="list-style-type: none"> <li>- Boutique complex with communal BBQ area</li> <li>- Onsite building manager 5 days a week</li> <li>- Entertainer's balcony with leafy outlook</li> <li>- Designer kitchen with gas cooktop</li> <li>- Stone bench tops &amp; European appliances</li> <li>- Ample visitor parking available</li> <li>- Storage cage</li> <li>- Video intercom entry with lift access</li> <li>- Heated indoor swimming pool</li> <li>- Fully equipped gymnasium</li> <li>- 32-seat cinema for residents</li> <li>- Bella Bacio Café on your doorstep</li> <li>- Popular Mowbray eatery a short stroll away</li> <li>- Easy stroll to Lane Cove Village &amp; Bus Interchange to City</li> </ul>

Hazel McNamara  
Sales Agent/JP  
0402 913 537  
hazelmcnamara@mcgrath.com.au

Isabella Balmer  
Sales Agent  
0450 803 700  
isabellabalmer@mcgrath.com.au