

PROPERTY FACT SHEET



40 Park Road, Hunters Hill, NSW 2110

When was the Property built?	~1920's					
Property Features	3 Bedroom, 2 Bathroom, 2 Car					
Property type	Double Brick/Brick Veneer extension, Single level					
Land Size	696m ²					
Frontage	15.4m ²					
Measurements (approx.)	Internal: 123m ²					
What is the aspect/ orientation of the house?	North-West rear aspect					
Outgoings?	Water	\$173 p/q	Council	\$809 p/q	Gas	\$158 p/q
Internet connections?	NBN					
Are the cooking appliances gas or electric?	Gas Cooktop					
Owner occupied, tenanted or vacant?	<input checked="" type="checkbox"/> owner occupied <input type="checkbox"/> tenanted <input type="checkbox"/> vacant					
What is the parking situation?	Double lock up garage					
Rental estimate	\$1,100 - \$1,200 per week					
Local Schools	Private nearby Villa Maria Catholic Primary School St Joseph's College (Joeys) Holy Cross College, Ryde Marist Sisters' College Woolwich Public catchment Boronia Park Public School Riverside Girls High Hunters Hill High School					

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

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

<p>Public Transport</p>	<p>Buses to City and King St Wharf via Lane Cove</p> <p>Additional buses: 530/536 bus to Chatswood, 506 bus to Macquarie Park & North Ryde, 538 bus to Woolwich Wharf</p> <p>5 minutes to Huntleys Point Wharf direct to Barangaroo 7 minutes to the Woolwich ferry, direct to Circular Quay</p>
<p>Additional Features</p>	<ul style="list-style-type: none"> · Corner block on 696m² · Rear sunny North-West aspect · Single-level brick home with further potential · Formal living with separate dining room with gas fireplace · Open plan kitchen/family room · Covered outdoor entertaining area · short walking distance to Lane Cove River for kayaking or bush walking enthusiasts · Double lock up garage · Compelling scope for future re-build (STCA) · Walking distance to Boronia Park Oval, shops, and city bus

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

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