

PROPERTY FACT SHEET



504/11 Waterview Drive, Lane Cove

When was the Property built?	2015
Property Features?	3 bedrooms, 2 bathrooms, 3 cars, 6 storage cages
How many units in the complex?	352 across 7 buildings
Strata company?	Strata Choice 1300 322 213 Email: info@stratachoice.com.au Strata plan: 92334 Lot Number: 231, 311, 317, 320 & 326
Measurements (approx.)	Internal area: 91m ² Car Space: 42m ² Storage: 12m ² Balcony: 10m ² Total: 155m ²
Outgoings (approx.)	Lot 231: Strata Admin: \$1,547 p/q Capital Works: \$366 p/q Lot 311: \$9 p/q Lot 317: \$9 p/q Lot 320: \$9 p/q Lot 326: \$51 p/q Council rates: \$373 p/q Water: \$173 p/q
Air-conditioning?	Zoned ducted air conditioning throughout
Internet connections?	NBN
What are the cooking appliances?	Gas cooktop & Electric Oven
Owner occupied, tenanted or vacant?	Vacant
Is there visitor parking available?	Yes, there is secure visitor parking with approx. 67 spaces
Rental estimate?	\$850 - \$900 per week
Is there a Strata report available?	Yes, please request a copy from the Agents
Local and Private Schools?	Public Catchment Lane Cove West Public School Hunters Hill High School North Sydney Girls/Boys (selective)

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	Private Nearby St Michael's Catholic School St. Ignatius College Riverview St. Joseph's College
Public Transport?	Buses to Lane Cove Village, Chatswood and City Bus 251 to CBD and Wynyard via Freeway Bus 252 to North Sydney and Gladesville Bus 530 to Chatswood and Burwood
Are pets permitted?	Yes, with approval from Strata
Additional features?	<ul style="list-style-type: none"> - Balcony overlooking the beautiful Lane Cove River - On-site preschool, grocery store and picnic facilities - Short walk to city bus services - Moments to Lane Cove village and Hunters Hill - Leafy village setting with easy access to transport - Footsteps to Hughes Park and pristine waterfront parkland - Onsite building manager with car wash bay - 6 Storage Cages - 3 Car spaces - One Car Space leased till 12th of April 2025 for \$35 per week

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