

# INFORMATION SHEET

## 43 ABINGDON ROAD, ROSEVILLE

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Land Size	658sqm
Internal Size	177sqm
Water Rates	\$230pq approximately
Council Rates	\$534pq
Gas Kitchen	No
Fireplace	Yes
Air Conditioning	Air conditioning throughout the property
Parking	Single lock up garage & additional single carport
Storage	Expansive storage space adjoining garage, under roof storage (access via level 1) & storage shed at the rear
Hot Water System Location	Rear pathway
Year Built	Built by the family in 1960
Heritage Listed or Conservation Area?	No
Sales Contract	Yes, see agent
Building & Pest Report	Yes, see agent
Rental Potential	\$1,300 - \$1,430 per week
School Catchment	Lindfield Learning Village – 1km (K- year 12)
Distance to	Roseville Station – 1.2km walk Lindfield Station & Village Green precinct – 1.5km Westfield Chatswood – 3.2km Sydney CBD – 14km

\*Approximate

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# McGrath