



**5/27-29 Stokes Street, Edmonton**

Property Information

Daniel Roser  
0423 647 751

**Zoning:** Residential

**Year Built:** 1994

**Current Owner Since:** 2023

**Reason for Sale:** Liquidating Asset

**Occupancy:** Vacant

**Rental Estimate:** \$480 - \$500/week

**Water Rates:** \$131.59 (previous bill)

**Body Corporate Fees:** \$3,430.77/year

Sinking Fund Balance: \$84,504.59 as at 30/11/25

**Council Rates:** Approx. \$3,266.90/half year

**Units In Complex:** 26

**Construction Type:** Masonry Block

**Roof Type and Age:** Colorbond

**Hot Water System type:** Electric

**Oven & Cooktop Type:** Electric

**NBN:** Connected – FTTN

**Pool Safety Certificate:** Yes

**Smoke Alarm Compliance:** Will be completed prior to settlement

**Building Approvals for Additions:** N/A

**Storm Surge Zone:** White

**Renovations and Upgrades:** - Freshly painted April 2026

**School Catchment -**

Primary: Hambledon State School

Secondary: Bentley Park College