

# 2/42-44 Armstrong Street, Suffolk Park

## Frequently Asked Questions

What is the price guide?	\$1,100,000 - \$1,200,000
What is the land size?	263sqm
When was the property purchased?	2018
When was the property built?	1995
What is the zoning?	R2: Low Density Residential
Is the property owner occupied or tenanted?	Owner occupied
What is the permanent rental appraisal?	\$1,000 - \$1,100 per week approx.
What is the aspect of the property?	E
Is the property sewerred or septic?	Sewered
Is there broadband or internet connection?	Yes
Are there any easements on the land?	Refer to contract
Is there a pest & building report?	Can be arranged
What are the outgoing costs?	Strata Levies \$1,038.70 per quarter approx. (Admin \$963.75 Capital Works \$274.95) Council Rates: \$907.50 per quarter approx. Sinking Fund: \$23,889.79

### Zoning According to NSW Planning

This zone is intended to be applied to land where primarily low density housing is to be established or maintained. Typically, the zone features detached dwelling houses, but it may be appropriate to include 'dual occupancy' (attached or detached) or some 'multi-dwelling housing.' This is the lowest density urban residential zone and the most restrictive in terms of other permitted uses considered suitable. These are generally restricted to facilities or services that meet the day-to-day needs of residents. This zone is generally not suitable adjacent to major transport nodes or larger activity centres where residential densities should be higher.