

# PROPERTY INFORMATION:

## 156 Charles Street, Putney

In order to provide prospective purchasers with as much information as possible and to make it easier to purchase your property, we listed below a series of questions that we would love for you to take the time to complete. We understand some of the questions may not be relevant to your property, or you may not know the answer, however please provide as much detail as possible for those questions that you are able to answer.

What year was the property built?	Brand New   Completion in 2024.
How long have you been at the property?	Never been lived in before as brand new.
What is the aspect?	North East Aspect
What is the size of the property?	293sqm internal 195sqm external 330sqm land
Is there insulation?	Yes, there is.
Is there air conditioning?	Yes there is ducted air conditioning throughout.
Is there a working fireplace?	Yes, there is an ethanol fireplace.
Is there gas to the property?	Yes there is gas to the property.
Do you have internet connection?	Yes, there is internet.
What can you tell us about your neighbours?	Family friendly neighborhood with some elderly retired couples also residing there. Very quiet and friendly.
What do you love about the property?	We love the seamless connection between indoor and outdoor flow and seamless living. We also love the high-end quality finishes and that the home is brand new. Also love the multiple living areas, the whole family can enjoy.
What other additional features of the home do you feel are important?	Multiple skylights, gorgeous lighting throughout. Separate rumpus room in the basement. All upstairs bedrooms have ensuite.
Is it close to public transport and what is the distance?	Close to City buses and Kissing Point Ferry.
What is the school catchment?	Close to Putney Public School

(02) 9816 8100

Suite 1,35 Alexandra Street Hunters Hill NSW 2110  
sidneymahr@mcgrath.com.au

# McGrath