

PROPERTY INFORMATION:

10/45-49 PELLISIER ROAD, 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.

Approximate rates per quarter?	Water \$169pq Council \$410pq Strata \$3,199pq
What year was the property built?	Circa 1990
How long have you been at the property?	Since 2001
What is the property's construction?	Brick and tile
What is the aspect to the rear of the property?	West facing with stunning sunsets
What is the internal size of the property?	Internal 151sqm Courtyards/terrace 60sqm Garage 34sqm Total 245sqm
Have there been any renovations?	Updated flooring, PC tiling and other miscellaneous cosmetic work
What type of flooring do you have?	Tile floors throughout
Is there insulation?	No
Is there air conditioning?	Split system air conditioning
Is there a working fireplace?	No fireplace
Is there gas to the property?	Gas heating and bbq
Do you have solar at the property? Is there a battery?	No solar

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Do you have a Foxtel Connection?	Yes
What type of internet connection do you have?	Cable NBN
Do you have a water tank?	No tank
Does the property have a pool? Is the pool heated? If so, type of heating (gas, solar etc)	No pool, private beach from common area
What can you tell us about your neighbours?	Mix of long term and recent downsizer residents Friendly community
What do you love about the property?	Waterfront location with waterviews from most rooms. Spacious split-level villa with cathedral ceilings Secluded and private, light and airy Serene and quiet setting on Kissing Point Bay Entertaining terrace metres from the waters edge and sand
What other additional features of the home do you feel are important?	Small strata complex of 11 villas over 3 separate blocks Villa 10 in block of 4 villas Showcase villa when built, largest villa in complex Prime position on the block Rare and unique opens to private beach Complex owns to the high water mark (HWM) Next door to Putney beach Walk to multiple forms of transport 13km from the city, central location
Is it close to public transport and what is the distance?	Government bus – 600m (corner Chadwick/Delange Rd) Rivercat 800m (Kissing Point Wharf) River punt to Mortlake – 500m Train – 2.9km (Meadowbank Station)
What is the school catchment?	Putney Public School Riverside Girls School Ryde Secondary College

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