

# PROPERTY INFORMATION SHEET

Text 17ALEX to 0416 907 779 to receive further information

Property Address:	17/61-63 Alexander Street, Crows Nest NSW 2065
Price Guide:	Contact Agent
Method of Sale:	Auction, On-line Saturday 9 <sup>th</sup> October @ 9:30am
Age:	Strata plan registered 2005, approximately 15 years old
Size:	Unit: 50 sqm   Parking: 21 sqm   Total: 71 sqm
# Bedrooms:	One separate bedroom area with built in wardrobes
# Baths:	One stunning ensuite bathroom
# Car Accommodation:	One single secure undercover car space
Living areas:	Light filled living and dining area with indoor/outdoor flow
Kitchen:	Stylish, modern open plan kitchen with gas cooking and dishwasher
Balcony:	One balcony providing leafy district views
Laundry:	Internal laundry with dryer
Heating/Cooling:	Ducted air condition throughout
Aspect:	West
Flooring:	Carpet throughout, tiles in the kitchen and bathroom
Special Features:	Modern top floor apartment positioned in a superb, well maintained security building with lift access
Parks & Cafes:	Positioned in the heart of Crows Nest village with cafes, bars and restaurants on your doorstep. Walk to St Leonards Park, Cahill Park, & St Thomas Park
Pet Policy:	Subject to strata approval
Public transport:	Footsteps to bus stops with routes to the CBD, Chatswood and North Sydney, 15 mins to St Leonards station and 5 mins to upcoming Crows Nest metro
# in complex:	17 units in complex
Rental Potential:	Rental potential of <b>\$500 - \$520 per week</b> in today's market

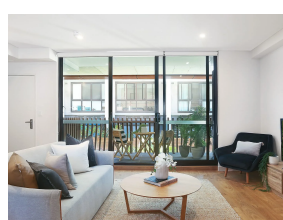
## RATES & LEVIES

Per Quarter (Approximately)

<a href="#">Council Rates:</a>	\$287.72/qtr	<a href="#">Water Rates:</a>	\$157.31/qtr
<a href="#">Strata Levies:</a>	\$1482.00/qtr	<a href="#">Strata Partners</a> –	02 94172366

Contact:	Stuart Howard	0425 325 143	stuart@marriottlane.com.au
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Comparable Sales	Attributes	Sale Date	Size	Sale Price
1/78-80 Alexander Street, Crows Nest	1  1  1	23/04/2021	40 sqm	\$705,000
107/143 West Street, Crows Nest	1  1  1	26/03/2021	50 sqm	\$710,000
307/7-9 Abbott Street, Cammeray	1  1  1	10/04/2021	49 sqm	\$735,000
54/78-80 Alexander Street, Crows Nest	1  1  1	28/05/2021	44 sqm	\$737,500



MARRIOTT LANE REAL ESTATE