

PROPERTY INFORMATION SHEET

Text 38BENT to 0416 907 779 to receive further information

Property Address:	38/88 Bent Street, Neutral Bay NSW 2089
Price Guide:	Contact Agent
Method of Sale:	For Sale
Age:	Strata plan first registered in 1977, approximately 44 years old
Size:	Unit: 34 sqm Parking: 13 sqm Total on title: 47 sqm
# Baths:	Fully tiled bathroom with a stone vanity
# Car Accommodation:	Secure covered parking with lift access
Living areas:	Generous living/dining room, built-in robe
Kitchen:	Separate kitchen with stone bench tops, sleek stainless steel Miele appliances
Balcony:	Sizeable balcony with spectacular views
Laundry:	Internal laundry facilities
Aspect:	South
Flooring:	Carpeted throughout, tiled kitchen and bathroom
Special Features:	Security entrance, top floor positioning, panoramic Harbour views
Parks & Cafes:	Walk to Forsyth Park and St Leonards Park. Close to shops, lively cafes and nightlife
Pet Policy:	Permitted with strata approval
Public transport:	Rapid commute to North Sydney and CBD
# in complex:	41
Rental Potential:	Rental potential of \$360 - \$380 per week in today's market

RATES & LEVIES

Per Quarter (Approximately)

Council Rates:	\$286.82/qtr	Water Rates:	\$157.31/qtr
Strata Levies:	\$958.81/qtr	Jamesons – Phone: 02 8969 3300	

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Comparable Sales	Attributes	Sale Date	Size	Sale Price
12/4-8 Waters Road, Neutral Bay	1 1 1	18/09/2020	36 sqm	\$570,000.00
35/4-5 Waters Road, Neutral Bay	1 1 1	06/10/2020	34 sqm	\$600,000.00
502/433 Alfred Street, North Neutral Bay	1 1 1	23/09/2020	38 sqm	\$635,000.00
14/19 Rosalind Street, Cammeray	1 1 1	13/05/2021	34 sqm	\$655,000.00
1/88 Bent Street, Neutral Bay	1 1 1	15/05/2021	46 sqm	\$695,000.00