



Fast Facts

95 Macpherson Street, Warriewood

Inspection Times	
Auction Onsite	Wednesday & Saturdays 2.00 - 2.30pm
Auction Date	Saturday, 19 October at 3.00pm, registration from 2.30pm
Lot & Strata No	LOT 1006, DP 1088226, boutique block of only 4 townhouses
Property size	Block size 376 sqm approx., internal area inc garage size 171sqm approx
Age of property	15 years approx..
Parking	Yes, double lockup automatic garage
Primary school catchment	Narrabeen North Public School
High school catchment	Narrabeen Sports High School, Mater Maria Catholic College approx. 1.2km
Proximity to transport	45m approx. to nearest bus stop 185 to Mona Vale to Warringah Mall (return) approx. every 30 mins
Proximity to shops and cafes?	500 m approx. to local IGA and cafes 1.5km approx.. to Warriewood Square shopping centre
Torrens title	No body corporate, strata fees or by-laws
Property currently	Vacant
Market rent	\$1,000 to \$1,150 per week approx
Council area	Northern Beaches Council
Council rates	\$345.50 per quarter approx.
Water rates	\$179.06 per quarter approx.
Cooking & heating	Gas cooker, reverse cycle air conditioning, gas bayonets for BBQ
Our owners on.....	This pet friendly townhouse is light, bright and gets lovely breezes.
'why we love living here'	We also love the convenience of living in this townhouse without the strata fees!

Please direct enquiries to Andrew Blake on 0416 215 935 or andrew@blakeproperty.com.au

Disclaimer: All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Rental Information

95 Macpherson Street, Mona Vale

Investors Note

We have made careful comparisons with properties recently leased, as well as currently for rent, and we feel that a reasonable market asking for **95 Macpherson Street, Mona Vale** would be a rental in the vicinity of **\$1,000 – 1,150** per week. If there is a premium in the market we would love to achieve that for you and are happy to discuss strategies for doing this.

Be assured we will work to ensure that we find you the right tenant for your property. The correct selection of the tenant is very important. By providing feedback and taking the time to get to know more about the tenant we will be able to put our recommendations forward to you so you can make an informed decision and one you are more than comfortable with.

Our property management team looks forward to the opportunity in assisting you with the management of your property by combining the resources of **BLAKE Property** together with my own experience and enthusiasm.

We would be delighted to be given the opportunity to manage this property and offer a very competitive range of services to assist you with your real estate needs. I know we will help you achieve an outstanding property management experience.

Please call me at any time if I can assist you further.

Kind Regards,
BLAKE Property



Melanie van Bentum
Operations Manager

Third Party Disclaimer

The above figure is expressed as an opinion only and should not be relied upon or construed as a formal written valuation, should you require a formal written valuation, we would be happy to arrange one for you at a cost. This letter/report has been prepared for and under the instructions of the addressee named herein and is not for the use of any other party. We accept no Responsibility or Liability, whether such Liability would have arisen as a result of negligence or otherwise, for/to any other party/person who might use or rely upon this letter/report.