



Fast Facts

14 Marine Parade, Avalon Beach

Private Treaty
By Negotiation

Inspection times
As advertised or by appointment

Lot & Strata No, Number of Lots

LOT A DP325780

Age of property

1970s era

Parking

Yes, oversized lockup garage with internal access

Proximity to transport

600m approx. local bus route via Barrenjoey Road

Proximity to shops and cafes?

1km approx. walking distance to Avalon village, 750m approx. to local shops & cafe

Property currently

Owner occupied

Market Rent

\$1,000 - \$1,100 per week

Council Area

Northern Beaches Council

Council Rates

\$579.10 per quarter approx.

Water Rates

\$178.05 per quarter approx.

Our owners on.....

' why we love living here'

We love the smell of the ocean breeze and looking out at the waves crashing. Everything is such an easy walk, especially along the infamous 'yellow brick road'.

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

14 Marine Parade, Avalon Beach 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 **14 Marine Parade, Avalon Beach** would be a rental in the vicinity of **\$1,000 to \$1,100** 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

A handwritten signature in black ink that reads "Melanie van Bentum".

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.

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