



## Fast Facts

11/50 Parkland Road, Mona Vale

**Auction**

**Inspection times**

**Saturdays & Wednesdays at 11.00 - 11.30am**

### Auction

**Onsite, Saturday 16 November 2019 at 4.30pm**

#### Lot & Strata No, Number of Lots

LOT 11 SP66199, 14 Apartments

#### Property Size

Internal area 130sqm

#### Age of property

18 years (approx)

#### Parking

Yes, tandem garage in security common garage, internal lift access

#### Proximity to transport

110m approx. to bus stop.  
155 Bayview Garden Village to Narrabeen bus loop  
182 Mona Vale to Narrabeen loop (via Elanora Heights)

#### Proximity to shops and cafes?

1.4km approx. to Cafes/restaurants and Mona Vale village

#### Strata Manager

Mason & Brophy

#### Property currently

Vacant

#### Market Rent

\$950 - \$1,050 per week

#### Council Area

Northern Beaches Council

#### Council Rates

\$331.45 per quarter approx

#### Water Rates

\$179.75 per quarter approx.

#### Strata levies

\$1,538.65 per quarter - Admin Levy  
\$251.25 per quarter- Capital Works Levy

#### Air Conditioning

Yes, reverse cycle unit

#### Our owners on.....

We will miss the peace and quiet. Sitting on the balcony watching the birds and gazing onto the green was our favourite place for morning coffees.

### ' why we love living here'

Please direct enquiries to Andrew Blake on 0416 215 935 or [andrew@blakeproperty.com.au](mailto: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

## 11/50 Parkland Road, 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 **11/50 Parkland Road, Mona Vale** would be a rental in the vicinity of **\$950 to \$1,050** 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.