



Fast Facts

50B Brinawa Street, Mona Vale

Auction

Inspection Times

Wednesday & Saturdays 2.00-2.30pm

Auction Onsite	Tuesday, 17 December 2019 at 6pm, registration from 5.30pm
Lot & Strata No	LOT 1021, DP 860766
Property size	Block size 378 sqm approx.
Parking	Yes, lockup garage plus carspace
Primary school catchment	Mona Vale Public School
High school catchment	Pittwater High School
Proximity to transport	50m approx. to nearest bus stop for buses 185, 196, 197 E85 750m approx. to city buses bus stop
Proximity to shops and cafes?	Direct access from the garden to the footpath on Mona Vale Road 250m approx. to Mona Vale shopping village 1.7km approx. to Mona Vale beach
Torrens title	No body corporate, strata fees or by-laws
Property currently	Occupied
Market rent	\$850-900 per week approx
Council area	Northern Beaches Council
Council rates	\$385 per quarter approx.
Water rates	\$179 per quarter approx.
Cooking and heating	Gas heating and ceiling fans, electric cooking
Our owners on: 'why we love living here'	I love looking out onto my sunny backyard. The location is so convenient with everything just a short walk away.

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

50B Brinawa 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 **50B Brinawa Street, Mona Vale** would be a rental in the vicinity of **\$850 - \$900** 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.