



Fast Facts

7 Catalina Crescent, Avalon Beach

Auction

Inspection Times

Wednesdays & Saturdays 2.00-2.30pm

Auction Onsite	Saturday 15 February 2020 at 2.30pm, registration from 2.00pm
Lot & Strata No	LOT 1, DP 1045808
Property size	Lot size 746 sqm approx.
Property built	2000 approx.
Parking	Yes, double lockup garage with plenty of storage
Primary school catchment	Avalon Public School
High school catchment	Barrenjoey High School
Proximity to transport	160m approx. to nearest bus stop, 199/L90 routes to Mona Vale or city
Proximity to shops and cafes?	110m approx. to local North Avalon shops 1.2km approx. to Avalon Beach 1.3km approx. to Avalon village
Property currently	Occupied
Market rent	\$1,100 - \$1,300 per week approx..
Council area	Northern Beaches Council
Council rates	\$623 per quarter approx.
Water rates	\$179 per quarter approx.
Cooking & heating	Gas cooking, ducted air conditioning throughout
Our owners on..... 'why we love living here'	We love the central location of this house. Park the car in the garage and walk everywhere!

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

7 Catalina Crescent, 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 **7 Catalina Crescent, Avalon Beach** would be a rental in the vicinity of **\$1,100 - \$1,300** 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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