



Fast Facts

20 George Street, Avalon Beach

Auction

Inspection Times

Wednesdays & Saturdays, 10.00 – 10.30am

Auction Onsite

Saturday, 7 March 2020 at 6.00pm, registration from 5.30pm

Lot & Strata No

LOT 34, DP 17619

Property size

Block size 550 sqm approx.

Parking

Yes, offstreet parking for 1 car

Primary school catchment

Avalon Public School

High school catchment

Barrenjoey High School

Proximity to transport

300m approx. to bus stop for L90 bus to city or 199 to Manly

Proximity to shops and cafes?

260m approx. to local Elvina Ave shopping village with café and shops
700m approx. to local North Avalon shopping village with café and shops
1km approx. to Avalon village, 1.2km approx. to Avalon Beach
1km approx. at end of street to Careel Bay Marina and Pittwater

Property currently

Occupied

Market rent

\$950 – \$1,050 per week approx..

Council area

Northern Beaches Council

Council rates

\$468 per quarter approx.

Water rates

\$179 per quarter approx.

Cooking & heating

Gas cooking and gas bayonets for heating

Our owners on.....

'why we love living here'

We love the relaxed beachy feel of the house. Many an afternoon has been spent on the back deck with family and friends!

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

20 George Street, 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 **20 George Street, Avalon Beach** would be a rental in the vicinity of **\$950 - \$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

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.

info@blakeproperty.com.au
20 Avalon Parade
Avalon Beach NSW 2107
9973 4444
BLAKEPROPERTY.COM.AU