

Additional Property Details



24/18-20 Waterloo Street, Narrabeen





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|--------------------------------------|---|
| Strata plan registered | 2001 |
| Number of apartments in the building | 44 |
| Level | 2 – Top Floor |
| Lift access | Yes |
| Approximate size | Internal 32m ² including balcony Secure parking 15m ² |
| Approximate Outgoings | Strata - \$1085 per quarter Water - \$180 per quarter Council - \$360 per quarter |
| Cooking | Gas/Electricity |
| Pets allowed | No |
| Rental approximate | \$480 per week Currently leased till: 14/7/21 |
| Property management advice | Belinda Spezas – 0424 050 121 |
| Strata manager | Mason & Brophy – 8978 3000 |
| Last traded, price and year | \$375,000 – January 2010 |

Please refer to the second page for some recent comparable sales.

John Drake
Licensed Real Estate Agent
02 9913 2101
0418 952 240
john@drakerealestate.net.au

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Comparable Sales

| | | | | |
|---|---|---|--|---|
| 1 | 28/18-20 Waterloo Street Narrabeen NSW 2101 |  | <div> <div> 1 1 1 632m² 57m² </div> <div> Year Built2001 DOM65 </div> </div> <div> Sold Date02-Feb-21 Distance- </div> <div> First Listing\$700,000 - \$730,000 </div> <div> Last Listing\$700,000 - \$730,000 </div> | <div>Sold Price^{RS}\$702,000</div> |
| 2 | 1/13 Lagoon Street Narrabeen NSW 2101 |  | <div> <div> 1 1 1 689m² 56m² </div> <div> Year Built1998 DOM10 </div> </div> <div> Sold Date11-Apr-20 Distance0.06km </div> <div> First Listing\$750,000 </div> <div> Last Listing\$750,000 </div> | <div>Sold Price\$740,000</div> |
| 3 | 12/1 Mactier Street Narrabeen NSW 2101 |  | <div> <div> 1 1 1 885m² 46m² </div> <div> Year Built2015 DOM27 </div> </div> <div> Sold Date21-Jul-20 Distance0.96km </div> <div> First ListingPlease Call </div> <div> Last Listing\$700,000 - \$750,000 </div> | <div>Sold Price\$720,000</div> |
| 4 | 8/29 Lagoon Street Narrabeen NSW 2101 |  | <div> <div> 1 1 1 74m² - </div> <div> Year Built1970 DOM15 </div> </div> <div> Sold Date11-Dec-20 Distance0.17km </div> <div> First ListingAuction </div> <div> Last ListingAuction </div> | <div>Sold Price\$750,000</div> |

DOM = Days on market

RS = Recent sale

UN = Undisclosed Sale