

Address	398 Sydney Road, Balgowlah
Number of Residences	12
Type of Residences	8 x two-bedroom 3 x three-bedroom
DA Approved	Yes
Construction start and complete dates	Construction estimated commencing October 2021 Estimate completion second quarter 2023
Developer	Trend Living
Architect	PBD Architects
Will the complex be professionally managed once completed	Yes Company yet to be appointed
Aspects	North & South
View	Yes. Ocean outlooks from upper-levels
Lift	Yes x1
Pet friendly	Yes
Air-Conditioning	Yes. Ducted air-conditioning
Gas	Yes
Data	Telephone line, provision for Pay TV and data Point
Security Intercom	Swipe access, audio to main lobby entry
Storage	Storage cage per apartment in basement
Parking	1 or 2 spaces in accordance with unit schedule
Visitor Parking	Yes x3



Other features	Whitewashed European Oak floorboards Calacatta marble benchtops Parisi fixtures Miele appliances Integrated dishwasher & fridge Frameless glass shower screens Freestanding baths Wool blend carpet in bedrooms
Upgrade option	Miele wine fridge \$4,000 (applicable for three-bedroom apartments only) Billi tap gun metal grey \$5,000 Miele washing machine & dryer \$2,950 Two-minute walk to Stocklands Balgowlah Shopping Centre
Location	Express CBD bus at your doorstep 2.2kms to Manly Wharf
School catchment	Manly West Public School Northern Beaches Secondary College Balgowlah Boys Campus Northern Beaches Secondary College Mackellar Girls Campus
Rental estimate	Two-bedroom \$900-\$1,200 per week Three-bedroom \$1,300-\$1,500 per week
Strata estimate	Refer to Executive Strata attachment
Water rate estimate	\$150 per quarter
Council rate estimate	\$1,465 per annum
Deposit required to secure property	Yes. 10% at exchange of contracts
Do I need to pay GST	No. GST is included in sale price