

Property Summary

Total Size	Total 556 sqm Internal 165 sqm
Age Of Building	Built 1960
Water Rates	TBC
Council Rates	TBC
Rental Estimate	\$1,400 - \$1,500 per week
Air Conditioning	Air conditioning units in bedroom and living
Gas Or Electricity	Gas cooking
Foxtel, ADSL, NBN?	Points for connection
Pet Friendly	Yes, pets welcome
Parking Situation	Single lock up garage and additional off street parking
Location	<ul style="list-style-type: none"><li>- Beacon Hill Public School — 0.71kms</li><li>- St Augustine’s College Sydney — 0.72kms</li><li>- Conveniently located near city buses, Westfield Warringah Mall, quality schools, and stunning beaches, it is accessible from the rear lane off Warringah Rd.</li></ul>
Features	<ul style="list-style-type: none"><li>- Modern kitchen with sleek cabinetry and easy garden access.</li><li>- Opportunity for teenagers retreat on lower level</li><li>- Entertainers dream backyard with expansive alfresco dining, pool with dedicated lounging area and an easily maintained level lawn.</li><li>- Additional features include high ceilings, air-conditioning &amp; a perfect indoor-outdoor flow</li><li>- Potential for self-contained living, with direct access to the garden and secure lock up garage.</li><li>- Lovely high ceilings and windows draw in natural light</li><li>- Single lock up garage, with storage nook, plus additional off-street parking</li></ul>

# UPSTATE

## Disclaimer\*

The above information has been provided to the best of our knowledge by third parties and is provided as a guide only. Upstate has the right to disclaim any liability with the connection of the use of this information and purchasers must make their own enquiries on property information

## Upstate

Level 1, Suite 15, 888 Pitwater Road, Dee Why, NSW 2099

Tel 02 9971 9000

[hello@upstate.com.au](mailto:hello@upstate.com.au)

[upstate.com.au](https://upstate.com.au)