

## Property Summary

Total Size	Total 620 sqm Internal 287 sqm
Age Of Building	NEWLY Built Clarendon Homes — Paddington MKII
Bedrooms	4 Huge Bedrooms. Main with oversized walk in robe and ensuite
Construction Type	Brick and Metal roofing
Property's Aspect	North Facing
Parking	Double LUG plus opportunity of two off street
Kitchen	Miele Appliances — Separate Butlers Pantry
Living	Two Large living area upper and lower. Separate Study
Rental Estimate	\$1,750 - \$1,850per week
Entertaining	Alfresco Entertaining
Air Conditioning	Central Ducted Air throughout
Gas Or Electricity	YES
Location	5 Minutes Northern Beaches Hospital 5 Minutes New Area Town Centre
Foxtel, ADSL, NBN?	YES
Security Alarm System	Allowance
Pet Friendly	YES
Storage	In over sized double garage
Parking Situation	Double Lock Up Garage Plus off street for two
Location	8 mins drive to beach, transport at door, 8 mins to B-Line

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