

Property Summary

Total Size	Land Size: 619.7 sqm Frontage: 15.5 meters Depth: 39.795 meters
Age Of Building	Approximately 60 – 70 years old. Built between approximately 1953 – 1963.
Any Major Works	NIL.
Construction Type	Lowest level, Besser block build. Middle and top level Weather board build.
Property's Aspect	Living and front entertaining faces North East towards Ocean views.
Renovated Year	Carpet and internal paint, 2016. External house paint, 2022. The rest of the home is pre 2016.
Council Rates	\$509.21 per quarter.
Rental Estimate	\$1,600 - \$1,800 per week.
Owner Occupied, Tenanted or Vacant	Owner occupied.
Air Conditioning	Yes, split system air-conditioning. One on lower level in main living area. Second on upper level in main bedroom.
Gas Or Electricity Cooking	Gas cooktop.
Hot Water Service	Electric hot water service.
Foxtel?	Available for connection.
NBN?	Yes, connected.
Storage	Ample storage throughout the home and at the rear of the garage. Storage space under house (not weather proof e.g. for gardening equipment).

Property Summary

Parking Situation
Location
Features
Local Primary School
Local High School

18 Taiyul Road, North Narrabeen

Double electric lock up garage. Additional off street parking for another 2 + cars.
Narrabeen Lake (0.6km) – 8 minute walk. Warriewood Square Shops (1km) – 16 minute walk. Turimetta Beach (2.6km) – 37 minute walk. Narrabeen Beach (2km) – 30 minute walk.
Solar panels. Multi-functional layout, to suit any family’s needs. Views across to the Ocean. Numerous entertaining areas, both in and outside. Ability to add a bedroom upstairs if needed.
Narrabeen North Public School (0.95km) – 15 minute walk.
Narrabeen Sports High School (1km) – 15 minute walk.

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