

Property Summary

Apartment Size	Internal: 62sqm Garage: 14sqm Total: 76sqm
Age of building	Built in the 1950s
Any major works	Within the last two years approximately: Reconfiguration of living/bed 1 to create bigger bedroom, full bathroom & kitchen renovation, new carpet, ceiling fans
Construction type	Double brick
Units in block	6
Sinking fund approx	\$58,110.19
Strata Manager	Bright & Duggan
Property's aspect	North
Water rates	\$280pq approximately
Council rates	\$404pq
Strata levies	\$1,271pq
Rental estimate	\$730 - \$800 per week
Owner occupied, tenanted or vacant	Tenanted
Lease expiry	26 th February 2024
Reason for moving	Selling investment
Air conditioning	No
Gas or electricity	Gas
Foxtel, ADSL, NBN?	NBN connected

Property Summary

Security alarm system
Pet friendly
Storage
Parking situation
Visitor Parking
Location
Features

2/9 Rickard Road, Balgowlah

Security intercom
Subject to approval from owners corporation
No
Single lock up garage
No
Footsteps to buses travelling to the city, Chatswood and Manly Wharf and a five minute stroll to Stockland Village, Coles Supermarket and eateries.
Freshly renovated and bathed in northerly sunshine, this sleek and stylish ground floor apartment provides a carefree haven of supreme luxury and convenience. Comfortably spacious and flooded with natural light, it is peacefully nestled in a boutique building of six. - Stunning first home or downsize, move straight in, it presents near new - Bright open living space with defined dining area and north aspect - Modern open plan kitchen with gas cooktop and s/steel dishwasher - Bamboo kitchen benches, white subway-tiled splashback and pantry - Spacious bedrooms with built-in wardrobes, giant main faces north - Chic bathroom, bamboo vanitytop, raised basin and black tapware - Full brick construction, high ceilings, new carpet and ceiling fans - Set within the immaculate 'Rosemont' with near level access - Lock-up garage, internal laundry facility integrated within the kitchen