

## Property Summary

Total Land Size	69 Wimbledon Avenue, North Narrabeen
Age Of Building	Total 651.3 sqm
Construction Type	Built in 2004
Property's Aspect	Brick Veneer
Council Rates	West Facing
Rental Estimate	\$763.91 per quarter
Reason For Moving	\$2,000 - \$2,200 per week
Air Conditioning	Downsizing
Gas Or Electricity	2800 wat ducted air-conditioning, located North side of home
Hot Water Service Located	Yes – gas cooking
NBN	Gas hot water system, located South side of home
Security Alarm System	Yes – connected
Storage	Security intercom connected to main screen and phone. Video surveillance.
Parking Situation	Original lakeside storage shed and space in garage
Location	Double lock up garage
Features	Located on Narrabeen Lake. 15-minute walk to Narrabeen Beach. 10-minute walk to Narrabeen shops and transport. 40-minute drive to Sydney City.
	Family owned since 1955, shack re-built to a custom crafted residence. Front row seats over the lake and National Park. High ceilings and banks of bi-folds. Gourmet gas kitchen.

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