

# Additional Property Details



## 65 Alleyne Avenue, North Narrabeen

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Land size	705 m <sup>2</sup> approximately
Aspect	Rear faces East – Front faces West
Built	1960's
Construction	Brick
Zoning	E4/C4 – Environmental living
Parking	1 off street car space
Approximate Outgoings	Water - \$150 per quarter + usage Council - \$484.40 per quarter
Heating	Gas
Cooling	Ceiling fans
Cooking	Gas Stove
Owner occupied or rental	Rental
Highest prices achieved on the street	\$2,868,000 – 5 BED   3 BATH   2 CAR 55 Alleyne Avenue, North Narrabeen
Property Management Advice	\$850 per week Khaleda Baluch – 0404 119 563

**Please refer to the second page for some recent comparable sales.**


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# Comparable Sales

1

27 WOORARRA AVENUE NORTH NARRABEEN NSW 2101



3

2

3

917m<sup>2</sup>

170m<sup>2</sup>

Year Built

1950

DOM

16

Sold Date

17-Mar-22

Distance

0.66km

First Listing

Auction Preview

Last Listing

Under Offer


Sold Price

RS

\$2,420,000

2

26 CAREFREE ROAD NORTH NARRABEEN NSW 2101



4

3

2

838m<sup>2</sup>

182m<sup>2</sup>

Year Built

1975

DOM

24

Sold Date

20-Jun-22

Distance

0.83km

First Listing

Auction may sell prior

Last Listing

Auction may sell prior


Sold Price

RS

\$2,500,000

3

49 ALLEYNE AVENUE NORTH NARRABEEN NSW 2101



4

2

-

784m<sup>2</sup>

150m<sup>2</sup>

Year Built

1980

DOM

23

Sold Date

26-Nov-21

Distance

0.12km

First Listing

Auction Preview

Last Listing


Auction Guide \$2,450,000

Sold Price

\$2,500,000

4

36 ALLEYNE AVENUE NORTH NARRABEEN NSW 2101



4

2

4

696m<sup>2</sup>

108m<sup>2</sup>

Year Built

-

DOM

62

Sold Date

26-Apr-22

Distance

0.28km

First Listing

Auction Guide \$2,350,000

Last Listing


Inspect By Appointment | For Sale \$2,250,000

Sold Price

\$2,280,000

5

72 ELANORA ROAD ELANORA HEIGHTS NSW 2101



3

1

2

759m<sup>2</sup>

125m<sup>2</sup>

Year Built

1970

DOM

37

Sold Date

30-Mar-22

Distance

1.24km

First Listing

Auction Preview

Last Listing

Auction

Sold Price

\$2,440,000

DOM = Days on market    RS = Recent sale

UN = Undisclosed Sale

\* This data point was edited by the author of this CMA and has not been verified by CoreLogic