

UPSTATE



6/5 Frazer Street Collaroy Beach AUCTION: Bidding Guide \$620,000

Loaction	Easy walk to Beach, Shops, Cafes, B-Line
Apartment size	Total Size – 54.8 msq. Internal – 41.8 msq Parking – 13 msq
Building Age	1965 – 15 units in the block
Property's aspect	East – Top Floor
Strata	Levies; \$750.50 pq.
Outgoing's	Water rates- \$179.06 pq Council- \$344 pq
Fire Audit	Yes – as per strata report
Scheduled Works	No Scheduled works
Expected Rental Return	\$475 -\$500 per week
Owner occupied or tenanted	Tenanted – Expired Lease. Tenants would love to stay on
Special Features	Location Location Location
Pet Friendly	Yes
Hot water service located	TBA
Foxtel, ADSL, NBN ?	Available
Security system	N/A
Parking situation	Carport at rear of block
Location	5 minutes walk to beach and shops.