

Recent Comparable Sales

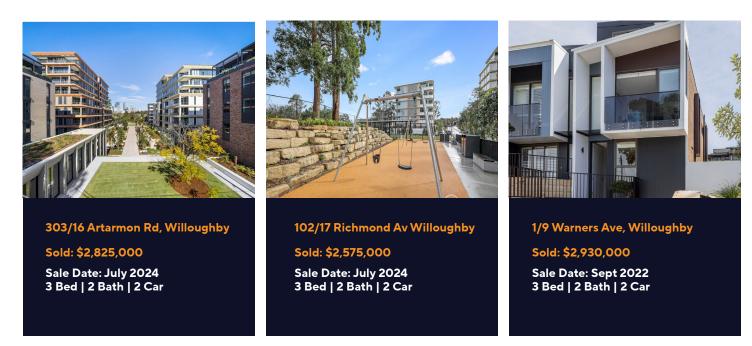
"Abode" Apartment 206/72 Laurel Ave, Willoughby 2068



Sale Date: Dec 24 3 Bed | 2 Bath | 2 Car



Sale Date: July 2024 3 Bed | 2 Bath | 2 Car



Disclaimer: The properties detailed in this document are the comparable properties that we have discussed with the property owners, in determining an indicative sale guide as per the requirements of the Amendment to the Property Stock and Business Agents Act

*All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee it's accuracy and interested persons should rely on their own enquiries. All distances are approximate



Luschwitz REAL ESTATE

Property Profile



"Abode" Apartment 206/72 Laurel Ave, Willoughby 2068

| House and Land size | House: Approx 185m2 Land: Approx 1008m2 |
|---|--|
| When was the home built? | 2017 |
| What is/are the aspect/view of the property? | North |
| What council is the property in? | Willoughby Municipal Council |
| What are the outgoings? | Council rates: \$416.47 per quarter Water rates: \$172.00 per quarter Strata Levy: \$4014.12 per quarter |
| What is the rental estimate? | \$1450 per week |
| Is the property owner occupied, tenanted or vacant? | Owner occupied |
| Last traded year? | Sold in 2017 for \$1,695,000 |
| Gas or electricity? | Gas and electricity connected |
| Where is the hot water serviced located? Type? | Gas hot wtaer system |
| What is the parking situation? | Secure parking for 2 cars plus storage cages |
| Proximity to buses and trains | Express bus transport to the CBD, Chatswood and Crows Nest are at your doorstep |
| Proximity to shops, cafes and amenities? | Exquisite cafes, shops are at your doorstep. |
| Proximity to nearest primary school? | 350m 5 minute walk to Willoughby Public School |
| Proximity to nearest high school? | 280m 4 minute walk to Willoughby Girls School |
| Distance to the CBD? | 16 min (9.8 km) via M1 |

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