



Bee & Lethbridge

Quality Surveying & Development Solutions

Our ref: 23068

G.W. Monteith & J.G. Bailey
1 Delray Avenue
Wahroonga NSW 2076

15th November, 2023

Dear Sir & Madam,

RE: SALE: G.W. Monteith & J.G. Bailey
PROPERTY: 1 Delray Avenue, Wahroonga

Land in the Local Government Area of Ku-ring-gai Parish of Gordon and County of Cumberland having a frontage of 19.89 metres to Delray Avenue, Wahroonga being Lot 1 in Deposited Plan 522886 and being the whole of the land comprised in Certificate of Title Folio Identifier 1/522886.

In accordance with your instructions, we have surveyed the above-described land which is further shown on the accompanying sketch and edged in red.

On the land and wholly within its boundaries there is erected:

1. a brick cottage (with garage) roofed with tiles and metal,
2. an inground swimming pool, and
3. a metal shed.

The property is known as N° 1 Delray Avenue, Wahroonga.

Offsets of walls and overhangs from the boundaries are as shown on the sketch.

The land is almost wholly enclosed by fencing, and the relationship of the improvements to the boundaries of the land are as shown on the accompanying sketch.

Affecting the subject land is an Easement to Drain Water 1.22 metres wide vide DP 522886.

This survey is for identification purposes only. Should any development or construction be planned on or near the boundaries, the corners of the land and boundaries should be clearly marked.

Other than as shown and minor irregularities in fencing, there are no visible encroachments upon this land and none by this property on the adjoining lands and street.

Yours faithfully,
BEE AND LETHBRIDGE PTY LTD

Warren L Bee
REGISTERED SURVEYOR

www.beeleth.com.au

Bee & Lethbridge Pty Ltd
Suite 2, 14 Starkey Street,
PO Box. 330, Forestville, NSW 2087
Phone: 9451 6757
Email: survey@beeleth.com.au
ABN: 13 003 194 447

**Members of The Surveying and Spatial Sciences Institute
and The Institution of Surveyors NSW Inc.**

DELRAY

AVENUE

