

# Fast Facts

**297 Gymea Bay road**  
Gymea Bay



## OVERVIEW

4 Bedroom | 2 Bathroom | 2 Car  
Block Size: 935.8sqm  
Frontage: 14.185m  
Building built/age: estimated 1980's build  
40 years old

## RATES & RENTAL

Council: \$567.59 p/qtr  
Water: \$173.29 p/qtr + usage  
Rental Opinion: \$920 - \$970 p/week

## DISTANCES

Bus Stop: Gymea Bay rd at Ellesmere rd  
(43m)  
Railway Station: Gymea Railway station  
(2.3km)  
Primary School: Gymea Bay Public School  
(1km)  
High School: Kirrawee High School (2.1km)

## ADDITIONAL

Easy walk to local cafes and restaurants.  
Across the road from the beautiful Gymea Bay baths.  
Freshly painted throughout, updated Kitchen, bonus storeroom or convert to workshop.

## FAST FACTS IS BROUGHT TO YOU BY:

**Andrew Mills**  
0412 756 708  
andrew.mills@sanders.com.au

## FREQUENTLY ASKED QUESTIONS

**How long have the current owners, owned the home?**

7 years

**Floorboards or slab/other?**

Floorboards and slab

**Hot water system location?**

Out the back

**Air conditioning?**

WeatherWall air con system in main living room  
Split system in 4th bedroom

**Internet?**

Yes

**Solar panels?**

No

**Smoke detectors?**

Yes

**Zone?**

R2 Low Density Residential

**Lot Number?**

Lot 58 DP10487



Sanders Property Agents and its directors, employees, agents and related entities responsible for maintaining this document believe that the information contain in this document is correct. However no representations or warranties of any nature whatsoever are given, intended or implied and you should rely on your own enquiries as to the accuracy of any information or material available from this document.