

# Fast Facts

7/44-48 The Grand Parade  
Sutherland



## OVERVIEW

2 Bedrooms | 1 Bathroom | 1 Car

For Sale

## RATES & RENTAL

Council Rate: \$367.50 per quarter

Water Rate: \$173.29 + usage per quarter

Strata Levy: \$698.25 per quarter

## DISTANCES

Bus Stop: The Grand Pde, opposite Vermont St

Railway Station: Sutherland (500m)

Primary School: Sutherland Public (750m)

High School: The Jannali High School (1.3km)

## ADDITIONAL

- Single lock up garage.
- Located on first floor.
- Only one common wall in the laundry.

## FREQUENTLY ASKED QUESTIONS

### Floorboards or slab/other?

Slab

### Does the property have gas?

No

### Air conditioning?

Yes, 1x Fujitsu Split System

### Internet?

NBN

### Smoke detectors?

Yes

### Zone?

R4 High Density Residential

### Lot Number

Lot 7, Strata Plan 18585

### How many in the complex?

18

## FAST FACTS IS BROUGHT TO YOU BY:

### Greg Calderwood

0407 756 710

greg.calderwood@sanders.com.au



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.