

FAST FACTS



Block Size & Frontage

- 626sqm approx. block size
- 13m street frontage approx.

Rates & Rental Estimate

- Water Rates \$158.45/quarter + usage
- Council Rates \$643.60/quarter
- Waterfront Slipway fee \$106.98/quarter
- Rental Estimate \$1,250 - \$1,350 per week

Method Of Sale:

- Auction July 22 2023—On site 2:30pm

Additional Features & Facts:

- Ensuite and family Bathroom renovated 2019
- Ventis ventilation system; solution for helping with asthma & allergies, & climate control etc.
- Ducted vacuum system
- Laundry chute fitted between main bathroom on level 3 and Laundry on level 1
- 10,000 litre rainwater tank fitted with pressure sensing pump system
- Electric sliding front gate
- "Termimesh" termite protection installed



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Property information and frequently asked questions

Address of the property: 221 Prices Circuit—Woronora 2232

How old is the property?	Built 2006
How long have the current owners lived here?	Since completion of build
Floorboards or slab/other?	Concrete slab for all 3 levels
Construction	Double brick ground and 1st floor.
Does the property have natural gas/bottles?	No
Does it have broadband or internet connection?	Ethernet and coax wiring available
Air conditioning?	Three-phase Mitsubishi inverter – ducted throughout (approx. 8months old)
Alarm system?	Not active; capability available
Are there smoke detectors fitted?	Hard-wired smoke alarms with battery back-up
Where is the Hot Water tank?	Ground floor—utility room
Where is the closest bus stop?	Prices Cct opp Boomi Place (59m)
Where is the closet train station?	Sutherland Railway Station (3.4km)
What council does the property come under?	Sutherland Shire Council
What is the zoning of the property?	Zone C4 Environmental Living

This information is deemed reliable but not guaranteed

Notes from the Owner



Why you will love this home

Construction:

- Levels 1 & 2 are double brick, level 3 is brick veneer
- Sarking fitted inside roof and fully insulated
- All external and internal walls on levels 2 & 3 are insulated
- All window glass is 6.5m tinted with 80-90% UV blockout, locks fitted to all windows
- Level 1 door on river is a 3-piece folding; easy access for water sport equipment
- Automatic internal lift access to all 3 levels. Lift cabin 800mm wide x 1250mm deep. Lift provides level access from Garage to both upper levels
- Slipway with railway type rails into the Woronora River (level with the pontoon next door) fitted with a 3-phase winch and custom built aluminium cradle

Finishes:

- Timber wall and roof trusses on level 3 are all Oregon timber
- Internal timber stairs between levels 2 & 3 are Blackbutt hardwood
- Front door and sidelight are solid Merbau timber
- Door on river end on level 1 is 3-piece folding
- Concrete slab underneath driveway pavers
- "Soft Close" runners and hinges on all kitchen and powder room drawers and cupboards

House connectivity & security:

- Foxtel satellite dish on roof
- 2 x Ethernet and 1 x coax wiring to all rooms
- All bedrooms fitted with minimum 3 double power points
- Twin USB power point in Kitchen
- "Ring" video doorbell system
- Motion detecting light sensors fitted outside on street end

Fun Facts:

- Waterfront lifestyle
- Easy access, sandy water entrance
- Tidal waterfront—Fishing from the front yard is good all year round with good flathead, bream and whiting the most common! Crab pots usually end up with good results too!