

Fast Facts

24B The Crescent
Woronora



sanders.
property agents



OVERVIEW

4 Bedrooms | 3 Bathroom | 3 car
Block size 700sqm
Frontage m
Approx. Age 22 years, built around 2002
Aspect - North Facing
Construction - Concrete blocks, colorbond roof

RATES & RENTAL

Council: \$371 p/qtr
Water: \$174 p/qtr + usage
Rental Opinion: \$975-\$1075 p/week

DISTANCES

Bus Stop: Prince Edward Park road opp Tay Pl (400m)
Railway Station: Sutherland Railway station (5.1km)
Primary School: Woronora River Public School (3.3km)
High School: The Jannali High School (4km)

ADDITIONAL

Under stair storage, downstairs & upstairs storage cupboards
Smart lock front door
Electric opening feature windows
High Ceilings, open plan living
Private and quiet position
Multiple entertaining spaces

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 lived here?

Since April 2022

Floorboards or slab/other?

Concrete slab + other

Hot water system location?

Heat pump

Air conditioning?

Ducted

Internet?

NBN: Full gigabit fibre installed (FTTP)

Pool info?

Inground pool, approx 8m x 4m x 2m deep, solar heating

Smoke detectors?

Yes

Zone?

C4 Environmental

Lot Number?

Lot 2 DP 1037554

Renovations/Upgrades?

House painted - internal (Feb 2024), Pool resurfaced (Jan 2024), NBN Fibre installed (July 2023), Data cabling (July 2023), New hot water system (August 2023), new pool chlorinator and pool hot water pump (Jan 2023), new rainwater pump under deck (Jun 2023), new Bosch dishwasher (Oct 2022),



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.