

Fast Facts

28B The Crescent
Woronora



OVERVIEW

4 Bedroom | 2 Bathroom | 2 Car (space for up to 6 cars)
Block Size: 1116sqm
Auction onsite Saturday 25 May at 4pm
Built: 2007

RATES & RENTAL

Council: \$380.60 p/qtr
Water: \$171.41 p/qtr + usage
Rental Opinion: \$980-\$1,030 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

Ensuite updated in 2023 has underfloor heating and heated towel rail. Double shower & double vanity.
Main Bathroom double vanity, discreet flush toilet - 2024
Roof over Deck 2019
Outdoor Fireplace 2023
Polished Floorboards inside & on deck 2024
House is North/West facing
Covered bike storage

OWNER NOTES

We love the Pool & Deck & fireplace & BBQ. Open plan kitchen & living room which opens on to deck and the look of the front of the house.

FREQUENTLY ASKED QUESTIONS

HOW LONG HAVE THE CURRENT OWNERS LIVED HERE?

17 Years

FLOORBOARDS OR SLAB/OTHER?

Slab

HOT WATER SYSTEM LOCATION?

Newly installed heater 2023, side of house

ELECTRIC/GAS?

Electricity

AIR CONDITIONING?

Ducted through out

INTERNET?

Yes - NBN

SOLAR PANELS?

No

SMOKE DETECTORS?

Yes

ZONE?

R4 Environmental

LOT NUMBER?

Lot 12 DP1076995

FAST FACTS IS BROUGHT TO YOU BY:

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