

Welcome and thank you for attending the inspection.

On behalf of Stone and our vendors, I would like to thank you for coming to our open home today.

Whether you are here as a buyer, seller or just trying to get an understanding of the local real estate market, I am interested in your comments.

If you are considering placing your property on the market, I would like to offer you an obligation free, current market appraisal. This process is a critical element in your forward planning and budgeting.

With our expert knowledge on the local area, strong marketing, technology and negotiating skills, I think that you will find our honest and realistic approach to this process very acceptable.

Please let me know your requirements and I will do all I can to assist you.

13/84 Wyadra Avenue, Freshwater

Price Guide	\$840,000
Auction	---
Accommodation	2 Bed, 1 Bath
Flooring	Floating Timber Floorboards
Outdoor entertaining	Private Balcony with Eastern Aspect
Parking	Single lock-up garage
Local Schools	St John The Baptist Catholic Primary School, Harbord Public School, Northern Beaches Secondary College, Stuart House School, Northern Sydney Buses
Zoning	Residential
Size on title	89.2m ²
Rates	Strata Levies: \$736 per quarter Council: \$340 per quarter Water: \$172 per quarter
Rental appraisal	\$620 - \$650 per week
Property Web link	https://www.stonerealestate.com.au/property/4579526-13-84-wyadra-avenue-freshwater-nsw/

Disclaimer: The above information has been furnished to us by the vendor. We have not verified whether or not that the information is accurate and do not have any belief one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate. The agent will not be liable for loss resulting from any action or decision by you in reliance on the information from the agent.