

# Property information sheet.

<b>Address</b>	
<b>Method of sale</b>	
<b>Price guide</b>	
<b>Year built</b>	
<b>No. of bedrooms</b>	
<b>No. of bathrooms</b>	
<b>Parking</b>	
<b>Total Size</b>	
<b>Apartment Size</b>	
<b>Car Space Size</b>	
<b>Aspect</b>	
<b>Rental Estimate</b>	
<b>Special features</b>	

Rates and levies		
Council rates	Water rates	Strata levies

**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.

# Local area.

## 705/1 Bruce Bennetts Place, Maroubra NSW 2035

Schools	Distance	Time
- Maroubra Junction Public School	Walk	10 min
- South Sydney High School	Walk	9 min
- St Aidan's Catholic Primary School	Walk	9 min
- UNSW	Direct Bus	15 min

Shopping	Distance	Time
- Pacific Square Shopping Centre	Walk	1 min
- Westfield Eastgardens	Drive	4 min
- Bunnings Eastgardens	Drive	5 min

Hospitals	Distance	Time
- Prince of Wales Hospital	Drive	7 min
- Royal Hospital for Woman	Drive	7 min
- Sydney Children's Hospital	Drive	7 min

















Transport	Distance	Time
Bus Stop - 396, 396X - 399 - 390X - 394X - 397, 397X - 350 - 356	Walk	1 min

Leisure	Distance	Time
- Heffron Park	Walk	10 min
- Maroubra Beach	Drive	6 min

Icon	Distance	Time
- Sydney Airport	Drive	12 min
- Highway M1	Drive	10 min
- Sydney CBD	Drive	18 min

# Recent comparable sales.

## 705/1 Bruce Bennetts Place, Maroubra NSW 2035

Property	Details	Price	Sale date	
607/1 Bruce Bennetts Place, Maroubra, NSW 2035	2  2  1 	\$970,000	04/09/25	
514/1 Bruce Bennetts Place, Maroubra, NSW 2035	2  2  1 	\$950,000	17/04/25	
507/89-91 Boyce Road, Maroubra, NSW 2035	2  2  1 	\$1,060,000	06/09/25	
320/97 Boyce Road, Maroubra, NSW 2035	2  2  1 	\$960,000	13/02/25	

**Disclaimer** While we make every effort to ensure that the information we provide you is correct and up-to-date, we do not warrant its accuracy or reliability. Interested parties should exercise their own independent skill and judgement before they rely on it. In any important matter, you should seek professional advice relevant to your own circumstances. Interested parties should rely on their own enquiries.

# The buying process.

## Step 1

Research properties on the market &  
Visit potential properties.

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## Step 2

Review Property Documents,  
Make an Offer & Submit an offer to purchase.

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## Step 3

Deposit 0.25% &  
Sign the purchase agreement (contract of sale).

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## Step 4

The cooling period is 5 business days.  
Deposit 0.25% is not refundable,  
if you choose to cancel during the cooling period.

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## Step 5

End of cooling period - Make a deposit equivalent  
to 10% of the purchase price.

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## Step 6

Pre-Settlement Inspection - One-time inspection  
of the property before the settlement date.

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## Step 7

Settlement - Standard settlement time is 6 weeks  
after the exchange contracts of property.

## DONE

Completion- Move in or Rent with Stone Maroubra  
CONGRATULATIONS FOR NEW PROPERTY