

Property Summary

Total size incl internal	203 sqm (Internal: 103 sqm External: 46 sqm Garden: 54 sqm)
Age of building	2024
Any major works	No – new build, fire audit completed
Construction type	Modern apartment complex – reinforced concrete & contemporary finishes
Property’s aspect	North-West (per apartment orientation; estate summary notes East-West)
Renovated year	N/A – brand new
Water rates	\$172.50 (approx.)
Council rates	\$461.00 (approx.)
Ongoing Fee Rate (Monthly Management Fee)	\$1086 for 2 bedroom.
Reason for moving	Vacant
Air conditioning	Yes – ducted air conditioning & heating
Gas or electricity	Electric & Gas Water
Hot water service located	Under sink
Foxtel, ADSL, NBN?	NBN ready (smart living Lumin system in place)
Security alarm system	Yes – gated complex with intercom access
Pet friendly	Yes
Storage	Yes
Parking situation	2x secure car spaces + visitor parking

Property Summary

Financial Structure

211/60 Barnes Road, The Falls Estate, Frenchs Forest

Two exit fee options:

Option 1: 20% of resale price over 8 years (2.5% per annum)

Option 2: 28% of purchase price over 8 years (3.5% per annum)

Residents retain any capital gains

Other costs limited to repairs beyond fair wear and tear, plus resale marketing and commission

Location

Northern Beaches Hospital – ~2.5 km (5 min drive)

Forestway Shopping Centre – ~2.3 km (4 min drive)

Skyline Shops – ~1.5 km (2 min drive)

Warringah Mall – ~8 km (15 min drive)

Chatswood – ~11 km (20 min drive)

Nearest café strips – ~1–2 km

Public transport (buses on Forest Way) – ~500 m walk

Beaches (Dee Why / Curl Curl) – ~9–10 km

Property Summary

Community & Facilities

211/60 Barnes Road, The Falls Estate, Frenchs Forest

- Residents’ bar and lounge with feature stone fireplace
- Function space with kitchen facilities
- Concierge available Monday to Friday, 9am–4pm
- Billiards room
- Heated indoor 20m lap pool
- Fully equipped gym
- Gazebo with barbeque area overlooking the waterfall
- Landscaped terrace with fire pit
- Community garden and orchard
- Car washing bay
- Magnificent landscaped grounds, native forest and waterfall
- Outdoor walking tracks and picnic areas
- Protected wildlife habitat corrido

Transport Services

Weekly scheduled trips to: Glenrose Village, Forestway Shopping Centre, Skyline Shops, Warringah Mall, Forestville, Dee Why Grand, Belrose Supacentre

Property Summary

Features

211/60 Barnes Road, The Falls Estate, Frenchs Forest

- Generous open-plan living & dining with north-west windows and leafy bushland views
- Covered north terrace flowing to a private near-level lawn (54 sqm)
- Sleek marble-look stone kitchen with **Miele wall & microwave ovens, integrated dishwasher**
- Engineered timber floors, ducted air con, ceiling fans
- Bedrooms with built-ins; master with ensuite & terrace access
- Chic bathrooms with marble-look finishes, fixed & hand-held showers
- Separate internal laundry
- Accessibility features: no stairs, wide halls and doorways
- Built-in wardrobes, curtains & block-out blinds
- Study nook/workspace
- Smart inclusions: Lumin platform, energy kick pads, emergency call system
- Secure gated complex, intercom, alarm system
- Pet-friendly community
- Estate facilities (shared):**
 - Indoor heated pool & gymnasium
 - Lounges with gas fireplace, wet bar & giant TV
 - Games rooms: billiards, table tennis, cards
 - Commercial-grade chef's kitchen & function space
 - Outdoor terraces with firepit, BBQ pavilion with wine fridges, cascading waterfall
 - Community vegetable/herb garden
 - Manicured lawns & bushland walking areas

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