



Property

information sheet

Address	48 Johnston Crescent, Lane Cove
Buyers Guide	Auction Guide \$2,200,000
Lot & DP Info	Lot 144 in DP 12792
Configuration	3 bedroom, 2 bathroom, 1 car space residence
Lot Size	600sqm
Frontage	Approx. 19.505m
LGA	Lane Cove Council
Additional Features	Double brick construction, well designed layout, large windows throughout
Local Schools	Mowbray Public School, Hunters Hill High School, Aurora College, Lane Cove West Public, Lane Cove Public, St Ignatius' College
Proximity to amenities	Approx. 6 min walk to Tantallon Oval Approx. 7 min walk to Epping Rd bus stop
Rental estimate	Approx. \$1,300/ week
Property status	Vacant Possession
Relevant local sales	29 Johnston Cres 3 bed 1 bath 2 car 708sqm Sold Aug 2022 \$2,350,000 40 Johnston Cres 4 bed 3 bath 1 car 507sqm Sold Apr 2024 \$3,550,000 45 Johnston Cres 5 bed 2 bath 1,018sqm Sold Apr 2025 \$2,575,000 50 Johnston Cres 5 bed 3 bath 1 car 613sqm Sold Apr 2024 \$3,750,000 33 Ulm St 2 bed 2 bath 1 car 557sqm Sold Feb 2025 \$2,200,000 80 Finlayson St 3 bed 2 bath 1 car 501sqm Sold Sep 2024 \$2,400,000 222 Burns Bay Rd 3 bed 1 bath 1 car 754sqm Sold Sep 2024 \$2,400,000 28 Cope St 3 bed 1 bath 1 car 836sqm Sold Jun 2025 \$2,840,000 24 Willandra St 3 bed 3 bath 1 car 679sqm Sold Jun 2025 \$2,350,000 32 Kullah Pde 3 bed 1 bath 1 car 711sqm Sold Jun 2025 \$2,100,000 10 Ulm St 4 bed 2 bath 2 car 558sqm Sold May 2025 \$2,930,000 4 Canberra St 3 bed 1 bath 1 car 627sqm Sold Oct 2024 \$2,850,000 17 Coolaroo Rd 3 bed 2 bath 1 car 455sqm Sold Oct 2024 \$2,540,000 78 River Rd 3 bed 1 bath 1 car 403sqm Sold May 2025 \$2,270,000 72 Ronald Ave 4 bed 1 bath 1 car 590sqm Sold May 2025 \$2,615,000

Approximate Rates

Council	Water
\$503pq	\$356pq

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.

Stone Real Estate Crows Nest | 9439 3488
Suite 101/70-76 Alexander Street, Crows Nest



Rental information

48 Johnston Crescent, Lane Cove North

Investor's Note

We confirm our opinion that, should the property be offered for lease in the current market, a figure in the vicinity of \$1,300 per week should be achievable.

Should you be purchasing an investment property, our highly experienced and professional Property Management Team are on hand to provide valuable advice and our comprehensive Management Services.

Whether this is your first investment, or you have other investment properties, take the time to talk with us and see how we will maximise your returns.

Special offer for new management clients*

- **FREE Professional Photographs**
- **15% DISCOUNT Ongoing Management Fee**

***Terms & conditions apply**

Should you require any additional information, please do not hesitate to contact either the listing agent or call Casey on the number below.

Yours sincerely

Stone Real Estate Crows Nest

Casey Kowalczyk

Head of Property Management

9439 3488

*It should be noted that the above is an opinion only to the potential Leasing price of the property and should not be construed as a valuation. The opinion is given on the basis that it will not be relied upon for any purpose, and the Licensee accepts no responsibility for the opinion expressed.

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