

Property information sheet.

Address	
Method of sale	
Price guide	
Year built	
No. of bedrooms	
No. of bathrooms	
Parking	
Total Size	
Internal & External Size	
Car Space Size	
Aspect	
Rental Estimate	
Special features	

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.

25/5 Grace Campbell Crescent, Hillsdale, NSW 2036

Schools	Distance	Time
- Matraville Public School	Walk	10 min
- Sacred Heart Catholic Primary School	Drive	3 min
- Matraville Sport High School	Drive	5 min
- UNSW	Drive	12 min

Shopping	Distance	Time
- Southpoint Shopping Centre	Drive	3 min
- Woolworth Matraville	Drive	3 min
- Bunnings Eastgardens	Drive	3 min
- Westfield Eastgardens	Drive	4 min

Hospitals	Distance	Time
- Prince of Wales Hospital	Drive	13 min
- Royal Hospital for Woman	Drive	13 min
- Sydney Children's Hospital	Drive	13 min




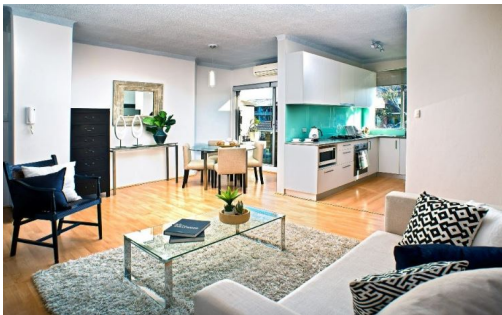












Transport	Distance	Time
Bus Stop - 309	Walk	4 min
Bus Stop - 392	Walk	10 min

Leisure	Distance	Time
- Heffron Park	Walk	10 min
- Malabar Beach	Drive	7 min
- Maroubra Beach	Drive	9 min

Icon	Distance	Time
- Sydney Airport	Drive	10 min
- Highway M1	Drive	15 min
- Sydney CBD	Drive	18 min

Recent comparable sales.

25/5 Grace Campbell Crescent, Hillsdale, NSW 2036

Property	Details	Price	Sale date	
9/9 Grace Campbell Crescent, Hillsdale, NSW 2036	2  1  1 	\$715,000	25/11/24	
18/16 Grace Campbell Crescent, Hillsdale, NSW 2036	2  1  1 	\$732,250	03/06/25	
18/12 Grace Campbell Crescent, Hillsdale, NSW 2036	2  1  2 	\$860,000	07/08/25	
5/10 Grace Campbell Crescent, Hillsdale, NSW 2036	2  1  1 	\$793,000	12/08/25	

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**

Visit the property

**Step
2**

Review property documents & contract

**Step
3**

Prepare 10% deposit on a bank cheque

**Step
4**

Prepare for the Auction Day

**Step
5**

For successful buyer, Signed contract & pay 10% deposit on Auction Day

**Step
6**

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

**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