



Inspection Quick Facts

Property Details	
Address	3/11 Philip Avenue, Leabrook
Price Guide	\$425k - \$465k
Land Size	N/A
House Size	49m ²
Year Built	1964
Council Area / Rates	City of Burnside - \$1,148
Water Rates	Water supply: 82.30 Sewer: 94.00 - Total \$176.30pq
Heating / Cooling	Reverse Cycle Split System (Kitchen)
Hot Water Service	Instant Gas
NBN Available	Yes
Shed	Storage area & Carport
Gas Available	YES
Exclusions	Vendors Personal Effects & Furniture
Easement	N/A
Encumbrance	N/A
Sale Method	Private Treaty
Title Details	
Title	Strata Titled
Fees	Admin \$503 Sinking \$41 - Total pq \$545
Manager	Strata Data
Pets Allowed	By Application
Total In Group	6 Units
Rental Details	
Rental Estimate	\$415 Per Week
Current Tenancy	3/12/2025 \$390 per week (Increasing to \$415 18/12/2025)
Property Manager	Magain City Realty