

FAQS ABOUT **773 SOUTH DOWLING STREET, REDFERN**

Below are some FAQs you may find helpful. If you have any further enquiries please direct them to your agent.

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| 1. What is the land size? | 158sqm. |
| 2. What is the internal size? | 280sqm approx. |
| 3. When was the terrace built? | Circa 1900s. |
| 4. When was the property refurbished? | 2017. |
| 5. How many rooms? | 11. |
| 6. How many rooms ensuited? | 3 Of the 11 rooms have ensuites. |
| 7. How many bathrooms? | 8. |
| 8. What is the zoning? | R1 Residential (Sydney Local Environment Plan 2012). |
| 9. What is the aspect? | East facing. |
| 10. Local council? | City of Sydney. |
| 11. Is there a laundry? | Yes, coin operated. |
| 12. Post code? | 2016. |
| 13. Does it have approval? | Yes, approved class 1B. |
| 14. Does it have rear lane access? | Yes, via Madison Lane. |
| 15. Gross Annual Return when fully leased? | \$175,760.00. |
| 16. Total Projected income if fully leased? | \$198,640.00. |
| 17. Is there an inhouse office? | Yes, with bathroom. |
| 18. Is the property secure? | Yes, 18 CCTV cameras throughout. |

Outgoings:

Water: \$592.92 pq **Council:** \$703.30 pq **Electricity:** \$1,378.93 pq **Gas:** \$487.85 pq

D'Ettorre Real Estate & Oxford Agency have formed no opinion as to the truth or falsity the information nor otherwise verified such information. No warranty can be given and interested parties should therefore rely on their own enquiries. Should you require any further assistance please do not hesitate to contact the undersigned agent directly.

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Rental Schedule

Rooms	Configuration	Weekly Income	Potential Income
LG1	Queen Bed	\$350	\$380
2	Queen Bed	\$340	\$380
3	Queen Bed	\$320	\$350
4	Queen Bed	\$340	\$340
5	Queen Bed	\$350	\$390
6	Queen Bed	\$360	\$390
7	Single Bed	\$260	\$290
8	Single Bed	\$250	\$290
9	Queen Bed	\$300	\$350
A	Double Bed	\$300	\$320
B	Queen Bed	\$260	\$340

Current Weekly Income P/W: \$3,380.00

Potential Income P/W: \$3,820.00