



INFORMATION MEMORANDUM

6 Mooney Street, Strathfield South NSW 2136

For Sale by Private Treaty

May 2019



INTRODUCTION

Sachii have been appointed by our clients to market the sale of 6 Mooney Street, Strathfield South NSW 2136 which will be available for sale by Private Treaty.

This Information Memorandum provides preliminary information to assist interested parties with their assessment of the property.

This Information Memorandum is produced as a general guide only and does not constitute valuation advice nor an offer for sale or purchase. All parties should undertake and rely on their own independent due diligence investigations and not rely on the information contained in this document to make their purchasing decision.

Sales Process

Sachii is proud to offer 6 Mooney Street, Strathfield South for sale by private treaty.

Contact

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EXECUTIVE SUMMARY

The property comprises a two-level residential block comprising 6 2-bedroom apartments, centrally located in Strathfield South, within walking distance to local schools, public transport and amenities.

Address

6 Mooney Street, Strathfield South NSW 2136

Legal

Deposited Plan 234651

Site Area

731.829sqm

Zoning

R3 Medium Density Residential (Strathfield LEP 2012)

Description

- 2 level, brick residential block of units
- 6 x 2 bedrooms units
- Side driveway to rear garages
- Land size: 731.829approx.
- Zoning: R3 Medium Density Residential



THE OPPORTUNITY

This freehold block of 6 apartments offers excellent scope for future redevelopment and/or opportunity to further renovate/update and/or capitalise by way of strata (stca).

Strathfield Local Environmental Plan 2012

Zone R3

Medium Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Group homes; Home businesses; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential care facilities; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Water recycling facilities

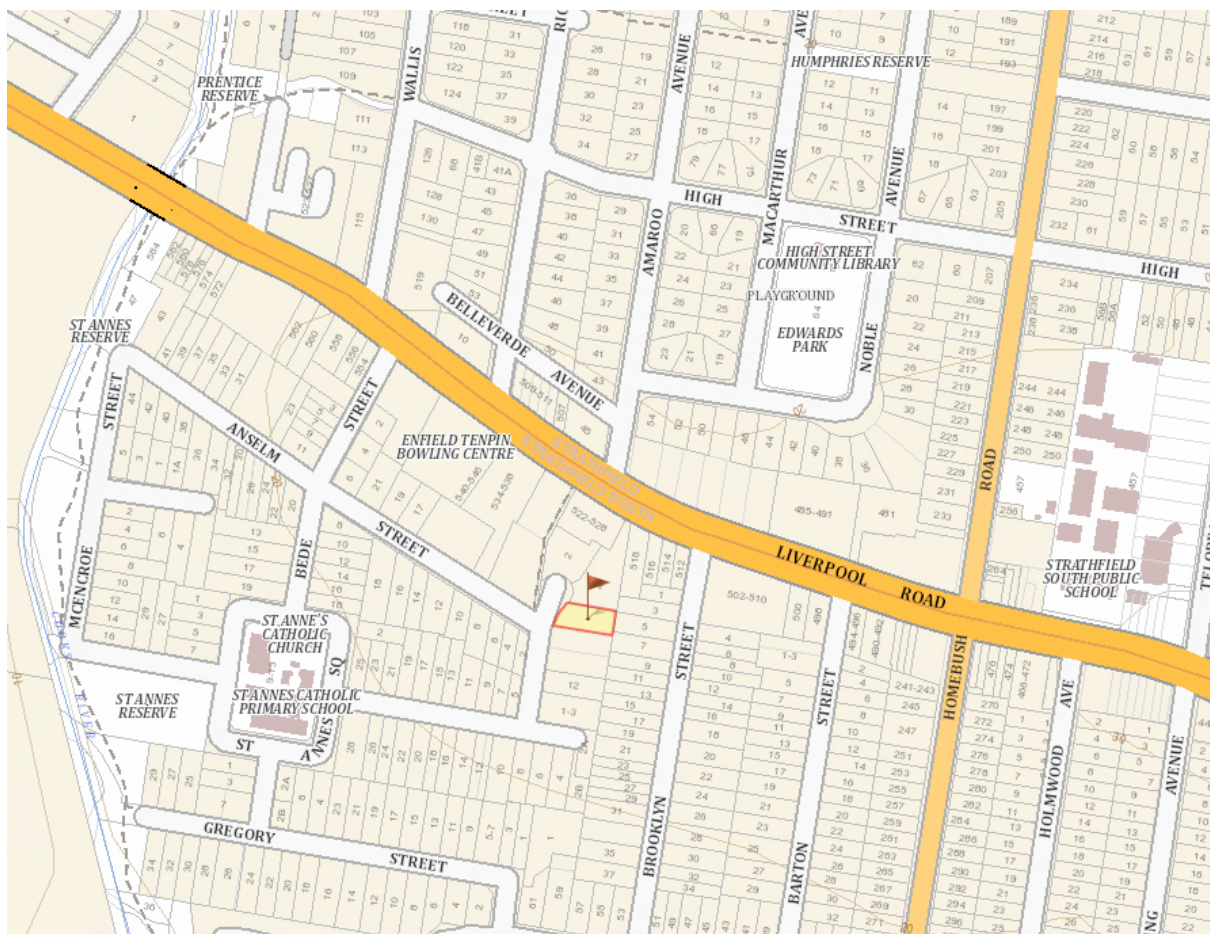
4 Prohibited

Any development not specified in item 2 or 3

CONNECTIVITY

This property is well located in a peaceful cul-de-sac within a convenient setting, close to local schools, public transport, retail and amenities.

- 3 minute walk to public bus stops
- 3 minute walk to St Anne's Catholic Primary School
- 6 minute walk to Strathfield South Public School
- 6 minute drive to Strathfield Station and Plaza shopping



INCOME

Unit	Status	Lease Expiry	Rent PW
1	Leased	20/09/18	\$ 360.00
2	Leased	05/10/18	\$ 360.00
3	Leased	17/10/19	\$ 385.00
4	Leased	26/07/19	\$ 350.00
5	Leased	05/10/19	\$ 430.00
6	Leased	14/12/18	\$ 370.00

Total Rent PM	\$ 9,798.51
Total Rent PA	\$117,582.16

OUTGOINGS

Council Rates	\$4,058 approx pa
Water Rates	\$7,329 approx pa
Insurance	\$3,169 approx pa

PHOTOS







(Unrenovated Unit)



FLOORPLAN / SITEPLAN





DISCLAIMER

The information contained in this Information Memorandum has been prepared in good faith with due care by Sachii Real Estate and the Vendor (including their related bodies corporate), solely for the information of potential purchasers to assist them in deciding whether they are interested in the premises offered for sale by acquiring an interest in the managed investment scheme; the information does not form part of any offer or contract and is intended as a guide only; you should not rely on any material contained herein but should make independent investigations to satisfy yourselves as to the correctness of any statements or representations; all calculations, including, but not limited to dimensions, area and rent, contained in the material are based on figures provided to Sachii Real Estate and the Vendor by outside sources and have not been independently verified by Sachii Real Estate and the Vendor and therefore may not be correct; and no representation or warranty is made by Sachii Real Estate or the Vendor as to the accuracy of the material, in whole or part. No liability for negligence or otherwise is assumed by Sachii Real Estate and the Vendor, for the material contained herein. Any liability on the part of Sachii Real Estate or the Vendor, their servants or agents for damages for any claim by a potential purchaser arising out of or in connection with this material, other than liability which is totally excluded by this clause, will not (whether or not such liability results from or involves negligence) exceed \$1,000.00. The property will be traded or sold "as is" and "with all faults", without any representation or warranty as to its condition, fitness for any particular purpose or compliance with any relevant law. The Vendor reserves the right, at its sole discretion, to postpone or cancel the proposed trade or sale of the property and to modify or add any terms and conditions to any proposed contract or other material associated with the proposed sale, which may be made available to a potential purchase.