

# Fast Facts

17/92-96 Allison Crescent  
Menai



## OVERVIEW

For Sale  
2 Bedrooms | 1 Bathroom | 1 Car

## RATES & RENTAL

Water Rate: \$201.90 + usage per quarter approx.  
Council Rate: \$404.20 per quarter approx.  
Strata Levy: \$1,991.84 per quarter approx.  
Rental Opinion: \$800.00 - \$850.00 per week approx.

## DISTANCES

Bus Stop: Allison Cres after Mina Rd,  
(150m, 1 min walk)

Railway Station: Sutherland  
(6.3km, 10 min drive)

Primary School: Menai Public School  
(3km, 5 min drive)

High School: Menai High School  
(2.3km, 7 min drive)

## FREQUENTLY ASKED QUESTIONS

### Lot Size?

121sqm internal, 177sqm total

### Year built?

2001

### Air conditioning?

Yes, 1 x split system in main bedroom

### Gas?

No

### Internet?

NBN

### Smoke detectors?

Yes

### Zone?

Zone E2 Commercial Centre

### Lot Number?

Lot 17, Strata Plan 65849

### How many in the complex?

20

### Council?

Sutherland Shire Council

## FAST FACTS IS BROUGHT TO YOU BY:

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