

# PROPERTY FACT SHEET



**404/184 Forbes Street, Darlinghurst**

**AUCTION: 30<sup>th</sup> April at 5:00pm – Homely Auction Rooms**

|                                     |   |
|-------------------------------------|---|
| Strata Registered                   | 1998  |
| Apartments in Complex               | 230   |
| Apartment Size                      | 110sqm + 14sqm car space  |
| Aspect / Orientation of the home?   | North Facing  |
| Outgoings                           | Council Rates - \$255 approx. per quarter<br>Water Rates - \$178 approx. per quarter<br>Strata levies - \$3,390 approx. per quarter |
| Owner occupied, tenanted or vacant? | Vacant  |
| Local Council                       | City of Sydney  |
| Rental Potential                    | \$1,300 p/w   |
| Strata Managers                     | McCormacks Strata Management  |
| Gas and/or electric kitchen         | Gas   |
| Building features                   | Secure building, full time concierge, tennis court, lap pool, gym,<br>underground parking, common bbq areas                         |
| Pet friendly                        | STSA  |
| Why are they selling?               | Retirement  |