

# 151 Edgecliff Road, Woollahra, NSW 2025



## Sold Block Of Units

Saturday, 12 August 2023

151 Edgecliff Road, Woollahra, NSW 2025

Bedrooms: 8

Bathrooms: 4

Parkings: 4

Area: 442 m2

Type: Block Of Units



Craig Pontey  
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Violet Farebrother  
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## Contact agent

151 Edgecliff Road is a solid quality block of four extra large two bedrooms plus sunroom apartments in this central location only minutes to the heart of Bondi Junction shopping and City transport. Known as "Cooma" this property has extra upside potential in this B1 Neighbourhood Centre Zoning precinct.- Land Size 442sqm approximately- All with 2 bed, separate dining plus sunroom- Balconies with northerly aspect- All with lock up garages- Rear lane access- Current annual return \$156,000 p.a. (could easily be improved)RENTAL:- Unit1: \$730 pw (lease expired 28.05.2021)- Unit2: \$810 pw (lease expired 17.01.2023)- Unit3: \$730 pw (lease expired 28.07.2022)- Unit4: \$730 pw (lease expired 10.11.2020)OUTGOINGS:Council Rates: \$4,318.01 per annumWater Rates: \$927.80 per quarterSIZE OF EACH APARTMENT:- Unit1: 96sqm incl terrace and Car-23sqm - Unit2: 96sqm incl terrace and Car-20sqm- Unit3: 94sqm incl terrace and Car-13sqm- Unit4: 94sqm incl terrace and Car-13sqmOpen for Inspections: Tuesdays and Thursdays 4pm - 4.45pm(Commencing Thursday 27th July)