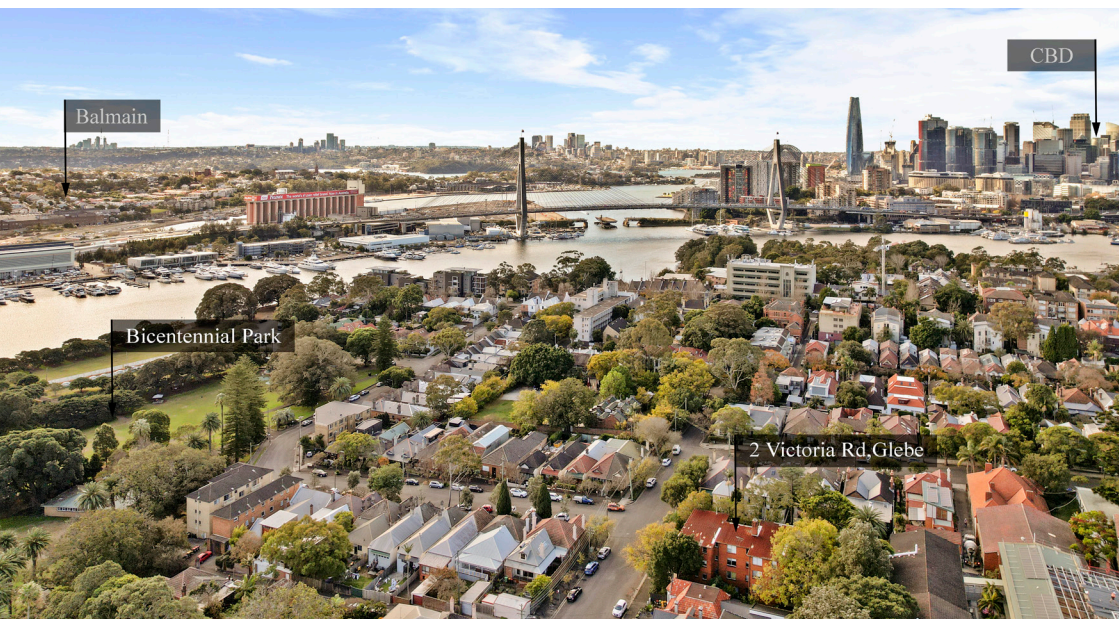


# BLUE RIBBON LOCATION

## 2 Victoria Road, Glebe



**ALLAN DALE  
REAL ESTATE**

155-157 Parramatta Road, Annandale, NSW

**[www.adre.com.au](http://www.adre.com.au)**

**02 9560 5444**

# INFORMATION MEMORANDUM

UNIT	TYPE	BATH	AREA (SQM)*	RENT PW	PASSING RENT PER ANNUM*	ESTIMATED FULLY LEASED RENT PER ANNUM*
1	2 Bed	1	48	\$500	\$26,000	\$26,000
2	2 Bed	1	51	\$500	Vacant	\$26,000
3	1 Bed	1	36	\$385	\$20,020	\$20,020
4	Studio	1	22	\$295	\$15,340	\$15,340
5	1 Bed	1	35	\$350	\$18,200	\$18,200
6	1 Bed	1	35	\$360	\$18,720	\$18,720
7	Studio	1	22	\$335	\$17,420	\$17,420
8	1 Bed	1	37	\$415	\$21,580	\$21,580
9	1 Bed	1	37	\$400	\$20,800	\$20,800
10	Studio	1	23	\$285	\$14,820	\$14,820
11	1 Bed	1	36	\$385	\$20,020	\$20,020
12	1 Bed	1	36	\$400	\$20,800	\$20,800
13	Studio	1	24	\$275	\$14,300	\$14,300
14	1 Bed	1	37	\$395	\$20,540	\$20,540
15	1 Bed	1	37	\$395	\$20,540	\$20,540
16	Studio	1	23	\$325	\$16,900	\$16,900
17	1 Bed	1	36	\$385	Vacant	\$20,020
18	1 Bed	1	36	\$340	\$17,680	\$17,680
19	Studio	1	24	\$290	\$15,080	\$15,080
20	1 Bed	1	37	\$400	\$20,800	\$20,800
Total			672	\$7415	\$339560	\$385580

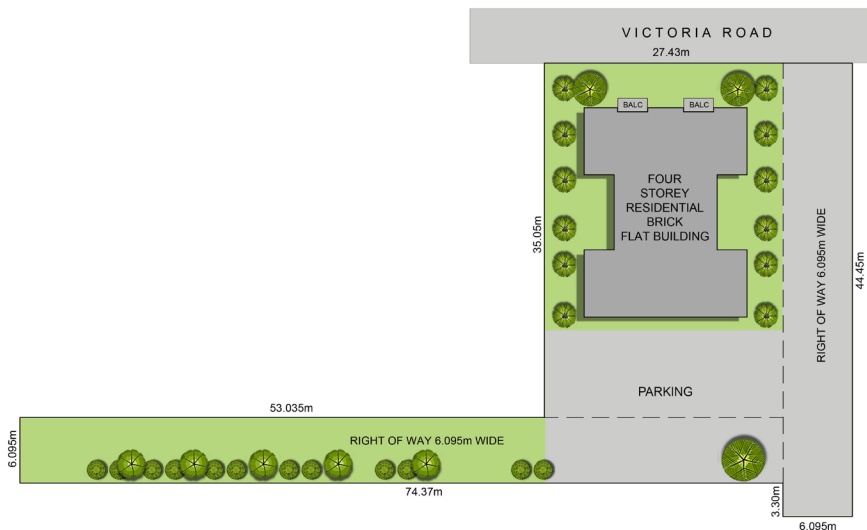
## Property Summary

Property Type:	Apartment block	Apartment Mix:	6 x Studio 12 x 1 Bedroom 2 x 2 Bedroom Total 20 apartments
Legal Description:	Lot CP/SP14052	Net Lettable area (NLA):	672 sqm excluding balconies
Land Area:	1474.2 sqm*	Car Spaces:	10 spaces (Non allocated)
Local Government Area:	City of Sydney Council	Estimated full leased gross income:	\$385,580 per annum*
Local Environmental Plan:	Sydney LEP 2012	Statutory Outgoings:	\$72,117.00 per annum*
Zoning:	R1 General Residential		
Floor Space Ratio (FSR):	0.7:1*		
Height Plan:	6 metres*		

*\*Please note these are approximate amounts*







**SITE PLAN**  
**2 Victoria Road, Glebe**

Floor plan, furniture, and fixture measurements and dimensions are approximate and are for illustrative purposes only.  
 Allan Dale Real Estate gives no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

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## BLUE RIBBON LOCATION COMPRISING OF 20 STRATA APARTMENTS

Exclusive city fringe location and moments stroll to Rozelle Bay waterfront, Jubilee Park and parklands, light rail and Tramsheds retail/food precinct all on your doorstep.

- 4.6 kms from Sydney CBD\*
- 240 m from Tramsheds retail/food precinct\*
- 850 m to Glebe Point Road\*
- 160 m to Jubilee Park and light rail station\*
- 1.6 kms to Sydney University\*
- 1.8 kms to Broadway Shopping Centre\*
- 2.6 kms to RPA Hospital/Medical Centre\*
- 3 kms from proposed new Sydney Fish Markets\*
- 8.7 kms to Sydney International/Domestic airport\*

*Disclaimer: All information contained herewith, including but not limited to the general property description, price, and the address, is provided to Allan Dale Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property.*

### AUCTION

Tuesday 14th September  
 at 10.30am

### LOCATION

Auction Works  
 Contact agent for details

### INSPECT

By Appointment only

### CONTACT

**SLAV SKENDER 0412 241 941**  
[slavko.skender@adre.com.au](mailto:slavko.skender@adre.com.au)



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