

41 Enmore Road, Newtown



ESTIMATED POTENTIAL RENT:

Premise	Potential weekly rent (Approx.)	Potential annual rent (Approx.)
Retail shop (GST excl.) (Actual)	\$1,071/week	\$55,845/annum
Three-bedroom residence	\$1,150/week	\$59,964/annum
Residential studio	\$420/week	\$21,900/annum
Total estimated combined potential rent	\$2,641/week	\$137,732/annum

LAND AND AREA SIZES

LAND SIZE	158m ² approx.	158m ² approx.
Garage only	26m ² approx.	
Garage and hallway combined	32m ² approx.	
1/41 (internal only)	145m ² approx.	
2/41 (internal only) (res. studio)	20m ² approx.	
Retail shop	54m ² approx.	
Total Internal Area		251m² approx.
Total External Area	(Decks and courtyard)	68m² approx.
COMBINED INTERNAL/EXTERIOR		319m² approx.