

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. |