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Neutral Bay NSW 2089

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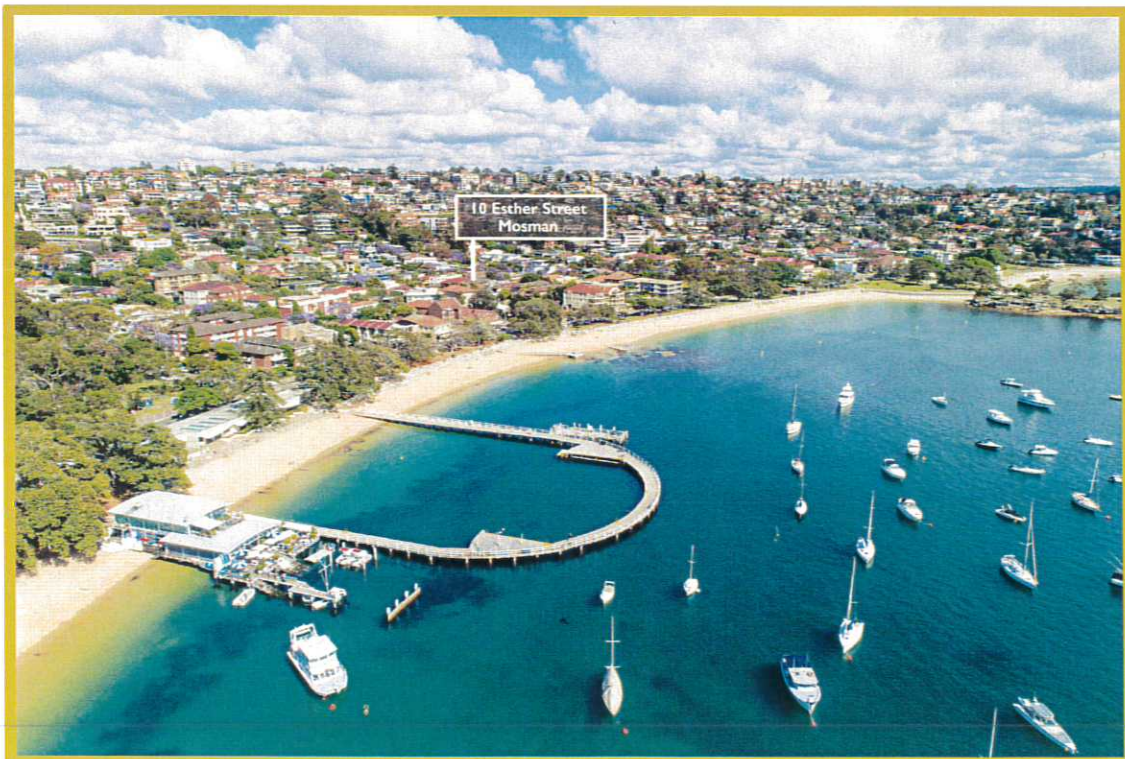
W: [www.croll.com.au](http://www.croll.com.au)

ABN 76 000 273 843

## Exceptional Investment Opportunity

# 10 ESTHER ROAD MOSMAN

## BLOCK OF SIX TO BE SOLD IN ONE LINE



### Contact

Andrew Croll  
Gayle Clifford

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## BOUTIQUE BLOCK – FIRST TIME OFFERED IN 60 YEARS

Located in one of Mosman's most sought-after streets, and less than approx. 100m from the sands of Sydney's iconic Balmoral Beach, this unique offering presents an outstanding opportunity for an astute investor or developer. The boutique block of six comprising 4 x 2 bedroom and 2 x 1 bedroom apartments - three on each level. Front of block apartments have balconies whilst the upstairs properties also enjoy filtered water views. Sitting on a level parcel of land with established gardens in a leafy pocket of Balmoral, this superbly located residence is all about its enviable position. The ultimate location at one of Sydney's most desirable Harbour beaches.

- 556sqm (approx.) parcel of land, surrounded by established gardens
- All apartments are flooded with natural light via oversized windows
- One bed apartments have enclosed sunroom or study
- Two bed apartments have balconies, some with filtered views
- Off-street undercover shared parking – up to four cars
- Shared lockable storage rooms and laundry downstairs
- A short level walk to the Boathouse, restaurants and reserves



# FLOORPLAN



- UNIT 1
- UNIT 2
- UNIT 3
- UNIT 4
- UNIT 5
- UNIT 6



Plans are intended as a guide only. No representations or warranties of any nature whatsoever are given or intended and any person using this information should always rely on their own enquiries. [jinteriors.info@gmail.com](mailto:jinteriors.info@gmail.com)

10 ESTHER RD, MOSMAN

scale 1:150

# FACT SHEET

## 1. Gross Annual Income

\$165,270 (approx. 2017/18 FY)

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## 2. Tenancy Status

**Unit 1** – vacant

Estimated market rent is \$680 - \$710 per week

**Unit 2** – occupied @ \$650 per week. Lease expires 07/02/19

Estimated market rent is \$680 - \$710 per week

**Unit 3** – vacant

Estimated market rent is \$500 - \$520 per week

**Unit 4** – occupied @ \$620 per week. Lease expires 16/02/2019

Estimated market rent is \$650 - \$680 per week

**Unit 5** – occupied @ \$660 per week. Lease expires 08/06/2019

Estimated market rent is \$650 - \$680 per week

**Unit 6** Occupied @ \$435 per week on expired lease.

Estimated market rent is \$430 - \$450 per week

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## 3. Approximate Outgoings

Council rates: \$5,439.00 pa

Water rates: \$5,631.00 pa

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## 4. Approximate Land Area

556sqm (Source: Deposited plan)

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All purchasers must satisfy themselves from their own inquiries regarding the approx. land area. Croll will not be responsible for any errors in this regard.

## **5. Approximate Land Value**

2018 \$4,640,000

2017 \$4,100,000

2016 \$3,790,000

Source Revenue NSW

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## **6. Zoning**

Council zoning is R3, Medium Density Residential  
Under Mosman Local Environmental Plan 2012

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## **7. Vendor's Solicitor**

Ritchie & Associates

13 Padstow Parade, Padstow NSW 2211

Phone +61 2 9774 3399

Fax: +61 2 9792 3342

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Please note: we have obtained all information from sources we believe to be reliable;  
however, we cannot guarantee its accuracy. Prospective purchasers are advised to rely on  
their own inquiries

# CROLL - YOUR APARTMENT BLOCK EXPERTS

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Croll have been selling and managing blocks of apartments for 114 years. If you have invested in a block and would like to discuss management or if you are considering selling a block, we would be keen to discuss how we can assist you.

## **CROLL REAL ESTATE RECENT BLOCK SALES**

134 & 136 Falcon Street, Crows Nest \$8,500,000 (12 x 2 bedders)  
118 Milson Road, Cremorne \$9,890,000 (12 x 2 bedders)  
45 Earle Street, Cremorne \$3,300,000 (2 x 3 bedders)  
21 McLeod Street, Mosman \$5,100,000 (6 x 2 bedders)  
59 Shadforth Street, Mosman \$4,400,000 (4 x 2 bedders)  
20 Premier Street, Neutral Bay \$2,012,000 (3 x 2 bedders)  
2 Parriwi Road, Mosman \$3,130,000 (4 x 2 bedders)  
268 Sailors Bay Road, Northbridge \$2,890,000 (4 x 2 bedders)  
6 Bickell Road, Mosman \$3,901,000 (4 x 2 bedders)  
52 Henderson Road, Alexandria \$2,115,000 (2 x 3 bedders and 1 x commercial)

## **SOME PREVIOUS CROLL BLOCK SALES**

### **Neutral Bay**

2 Reserve Street, Neutral Bay (3 x 2 bedders)  
79 Ben Boyd Road, Neutral Bay (2 x 2 bedders and 2 x 1 bedders)  
38 Premier Street, Neutral Bay (3 x 2 bedders)  
38 Rangers Road, Neutral Bay (mixed use)  
211 Military Road, Neutral Bay (4 x 2 bedders)  
82 Kurraba Road, Neutral Bay (9 x 2 bedders)  
71 Kurraba Road, Neutral Bay (1 x 3 bedder, 2 x 2 bedders and 1 x 2 bedder)  
120 Kurraba Road, Neutral Bay (3 x 3 bedders, 2 x 2 bedders and 3 x 1 bedders)  
10A Yeo Street, Neutral Bay (5 x 2 bedders and 1 x 1 bedder)  
76 Grosvenor Street, Neutral Bay (4 x 2 bedders and 2 x 1 bedders)  
31-33 Military Road, Neutral Bay (2 x 2 bedders and 2 x 1 bedders)  
129 Kurraba Road, Neutral Bay (6 x 2 bedders)  
131 Kurraba Road, Neutral Bay (6 x 2 bedders)

## **Mosman/Balmoral**

2 Parriwi Road, Mosman (4 x 2 bedders)  
67 Mandalong Road, Balmoral (4 x 2 bedders)  
2 Ryrie Street, Mosman (2 x 2 bedders)  
26 Somerset Street, Mosman (2 x 2 bedders and 2 x 1 bedders)  
29 Somerset Street, Mosman (10 x 1 bedders)  
59 Shadforth Street, Mosman (4 x 2 bedders)

## **Cremorne**

20 Grafton Street, Cremorne (4 x 2 bedders)  
26 Harrison Street, Cremorne (12 x 2 bedders and 3 x 1 bedders)  
58 Macpherson Street, Cremorne (4 x 2 bedders)  
2 Hollowforth Street, Cremorne (4 x 2 bedders) – sold twice  
2 Calliope Street, Cremorne (4 x 2 bedders and 2 x 1 bedders)  
10 Rangers Road, Cremorne (6 x 2 bedders)  
8a Rangers Road, Cremorne (15 x 1 bedders)

## **Other Areas**

314 Great North Road, Abbotsford (8 x 2 bedders)  
161 Ernest Street, Crows Nest (4 x 2 bedders)  
165 High Street, North Sydney (6 x 2 bedders)  
167 High Street, North Sydney (6 x 2 bedders)

# OTHER BLOCK SALES

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134 – 136 Falcon Street, Crows Nest NSW  
Sold 23 July 2018  
\$8,500,000

Owned by the same family for nearly 90 years, these two art deco blocks offer an outstanding investment or development opportunity to acquire a prime real estate holding in a sought after Lower North Shore location. The two buildings comprise a total of twelve, two-bedroom apartments with period features throughout and are ideally located in a coveted corner position. Situated on a substantial north facing parcel of land that includes a large established shared garden, all the apartments are currently tenanted providing on-going income. The details of tenancies are available in the block's Information Memorandum.

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37 Rawson Street, Neutral Bay, NSW  
Sold 20 Sep 2017  
\$4,000,000

The property comprises a good quality, circa 1930 built, detached two storey art deco flat building development, of brick construction, with a tile roof. Accommodation comprises 3 x 2 bedroom units and 1 x 3 bedroom unit with a total of 9 bedrooms, 4 bathrooms and attached garage for 1 vehicle. Renovated condition. Site area 348 sqm. Reportedly leased for \$135,980 per annum gross. Gross yield of 3.4%. Sale reflects \$1,000,000 per flat.

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7 Pembroke Street, Ashfield, NSW  
Sold 23 Sep 2017  
\$3,040,000

Comprises a circa 1940s two storey residential art-deco block of 4 flats providing (4 x 2 bedroom) of brick construction with tiled roof sold in one line. The flats are un-renovated and present in average condition retaining period features. Includes single lock up garage and basic common areas. Reported gross rental of approximately \$87,600 per annum, equating to a gross yield of 2.89%. Sale reflects \$760,000 per flat.

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14 Lytton Street, Cammeray, NSW  
Sold 10 Oct 2015  
\$2,680,000

The property comprises a dated but well maintained, circa 1930 built, attached two storey art deco residential block of 4 x 2 bedroom flats on one title. Brick and tile construction and partly updated condition internally. Site area 822 sqm. Reported rental of \$100,000 per annum reflecting gross yield of 3.73% and indicating an average weekly rental of \$481. Sale reflects \$670,000 per flat.

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12 Cammeray Road, Cammeray, NSW  
Sold 27 May 2017  
\$2,802,500

The property comprises a good quality, circa 1930 built, two storey art deco in one line Torrens title duplex, of brick construction, with a terracotta tile roof. Accommodation comprises 2 bedrooms, 1 bathroom on each level. Features updated kitchens and bathrooms. Potential to be converted to a single residence. Car accommodation is per a single garage. Site area 409 sqm. Reported gross rental of \$59,800 per annum. Gross yield of 2.13%. Sale reflects \$1,401,250 per flat.

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2 East Avenue, Cammeray, NSW  
Sold 04 Nov 2016  
\$2,675,000

The property comprises a good quality, circa 1940 built, detached three storey art deco apartment flat building, of brick construction, with a tile roof. Accommodation comprises 3 x 2 bedroom units, 3 bathrooms with no parking. Part Water views. Strata title development sold in one line. Site area 351 sqm. Reported gross rental income of \$89,424.50 per annum. Gross yield of 3.34%. Sale reflects \$891,666 per flat.

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10 Toothill Street, Lewisham, NSW  
Sold 23 Sep 2017  
\$2,370,000

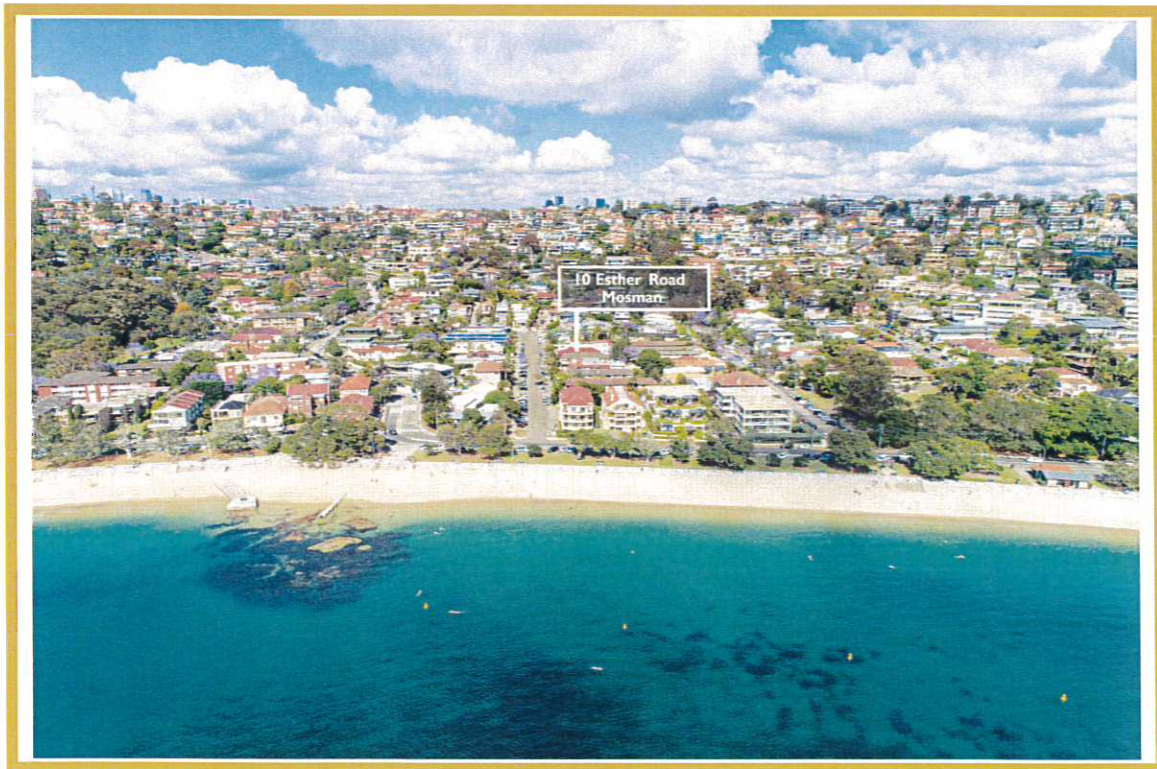
The subject comprises a circa 1900's detached two storey block of 4 x 1 bedroom flats of brick construction with terracotta tile roof. Average condition, retains period features, 2x flats with studies, tandem off street parking and basic yard and common areas. Corner allotment, semi busy road frontage, site area of area 525 sqm. Estimated market rental of \$400 per week per flat equating to \$83,200 per annum, reflecting a gross yield of 3.51%. Sale reflects \$592,500 per flat.

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Please note: we have obtained all information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to rely on their own inquiries

# 2017 / 2018 FINANCIAL YEAR STATEMENT

(Refer following pages)



## Financial Year Statement

179 Military Road  
Neutral Bay NSW 2089  
Telephone (02) 9908-7777  
Fax (02) 9953-5688  
ABN 76 000 273 843

Account  
name(s)

Account CRISTALD  
Statement from 1 Jul 17  
Statement to 29 Jun 18  
Page number 1 of 4

Details

	GST	Expenses	Income	Balance
<u>1/10 Esther Road Balmoral</u>				
Income - Rent			\$31,200.00	\$31,200.00
Advertising	*	\$12.50		\$31,187.50
Bathrooms	*	\$1,300.00		\$29,887.50
Cleaning	*	\$91.67		\$29,795.83
Council Rates		\$4,306.50		\$25,489.33
Electrical - Capital - New Asset	*	\$2,233.00		\$23,256.33
Electrical - Repairs	*	\$420.42		\$22,835.91
Electricity charges	*	\$200.06		\$22,635.85
EOFY Statement Fee	*	\$11.00		\$22,624.85
Fire Protection	*	\$670.98		\$21,953.87
General Maintenance	*	\$266.00		\$21,687.87
Handyman	*	\$173.66		\$21,514.21
Land Tax		\$833.33		\$20,680.88
Lawns	*	\$24.17		\$20,656.71
Locks	*	\$121.00		\$20,535.71
Management Fees	*	\$1,716.00		\$18,819.71
Painting	*	\$458.33		\$18,361.38
Plumbing	*	\$96.25		\$18,265.13
Rubbish Removal	*	\$141.67		\$18,123.46
Sundries	*	\$5.52		\$18,117.94
Water Rates		\$2,036.31		\$16,081.63
Total for property		<u>\$15,118.37</u>	<u>\$31,200.00</u>	<u>\$16,081.63</u>

Total expenses includes GST of \$712.93

2/10 Esther Road Balmoral

Income - Rent			\$28,042.86	\$28,042.86
Recovered from Tenant - Bond or Refund			\$457.14	\$28,500.00
Advertising	*	\$87.50		\$28,412.50
Carpet Laying	*	\$9,970.00		\$18,442.50
Cleaning	*	\$391.67		\$18,050.83
Council Rates		\$226.50		\$17,824.33
Electrical - Repairs	*	\$420.42		\$17,403.91
Electricity charges	*	\$200.06		\$17,203.85
Fire Protection	*	\$670.98		\$16,532.87
General Maintenance	*	\$466.00		\$16,066.87
Glass	*	\$250.00		\$15,816.87
Handyman	*	\$298.66		\$15,518.21
Land Tax		\$833.33		\$14,684.88
Lawns	*	\$24.17		\$14,660.71
Lease Fee	*	\$16.50		\$14,644.21
Letting Fee	*	\$357.50		\$14,286.71

\* indicates taxable supply

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Account name(s)

Account CRISTALD  
Statement from 1 Jul 17  
Statement to 29 Jun 18  
Page number 2 of 4

Details

	GST	Expenses	Income	Balance
Balance brought forward:				\$14,286.71
<u>2/10 Esther Road Balmoral</u>				
Locks	*	\$456.50		\$13,830.21
Management Fees	*	\$1,542.36		\$12,287.85
Painting	*	\$3,758.33		\$8,529.52
Plumbing	*	\$1,614.25		\$6,915.27
Rubbish Removal	*	\$141.67		\$6,773.60
Sundries	*	\$5.52		\$6,768.08
Water Rates		\$718.95		\$6,049.13
Total for property		<u>\$22,450.87</u>	<u>\$28,500.00</u>	<u>\$6,049.13</u>

Total expenses includes GST of \$1,863.37

3/10 Esther Road Mosman

Income - Rent			\$16,640.00	\$16,640.00
Advertising	*	\$12.50		\$16,627.50
Cleaning	*	\$91.67		\$16,535.83
Council Rates		\$226.50		\$16,309.33
Electrical - Repairs	*	\$1,205.49		\$15,103.84
Electricity charges	*	\$200.06		\$14,903.78
Fire Protection	*	\$670.98		\$14,232.80
General Maintenance	*	\$266.00		\$13,966.80
Handyman	*	\$696.16		\$13,270.64
Land Tax		\$833.33		\$12,437.31
Lawns	*	\$24.17		\$12,413.14
Lease Fee	*	\$16.50		\$12,396.64
Management Fees	*	\$915.20		\$11,481.44
Painting	*	\$1,778.33		\$9,703.11
Plumbing	*	\$459.25		\$9,243.86
Rubbish Removal	*	\$141.67		\$9,102.19
Sundries	*	\$5.52		\$9,096.67
Water Rates		\$718.95		\$8,377.72
Total for property		<u>\$8,262.28</u>	<u>\$16,640.00</u>	<u>\$8,377.72</u>

Total expenses includes GST of \$580.32

4/10 Esther Road Balmoral

Income - Rent			\$32,424.77	\$32,424.77
Advertising	*	\$87.50		\$32,337.27
Cleaning	*	\$91.67		\$32,245.60
Council Rates		\$226.50		\$32,019.10
Electrical - Repairs	*	\$634.70		\$31,384.40

\* indicates taxable supply

Account  
name(s)

Account                      CRISTALD  
Statement from              1 Jul 17  
Statement to                 29 Jun 18  
Page number                 3 of 4

Details

	GST	Expenses	Income	Balance
Balance brought forward:				\$31,384.40
<u>4/10 Esther Road Balmoral</u>				
Electricity charges	*	\$200.06		\$31,184.34
Fire Protection	*	\$670.98		\$30,513.36
General Maintenance	*	\$266.00		\$30,247.36
Handyman	*	\$278.66		\$29,968.70
Land Tax		\$833.33		\$29,135.37
Lawns	*	\$24.17		\$29,111.20
Lease Fee	*	\$16.50		\$29,094.70
Letting Fee	*	\$341.00		\$28,753.70
Management Fees	*	\$1,783.35		\$26,970.35
Painting	*	\$458.33		\$26,512.02
Plumbing	*	\$556.05		\$25,955.97
Rubbish Removal	*	\$141.67		\$25,814.30
Sundries	*	\$5.52		\$25,808.78
Water Rates		\$718.95		\$25,089.83
Total for property		<u>\$7,334.94</u>	<u>\$32,424.77</u>	<u>\$25,089.83</u>

Total expenses includes GST of \$489.20

5/10 Esther Road Mosman

Income - Rent			\$33,840.00	\$33,840.00
Advertising	*	\$12.50		\$33,827.50
Cleaning	*	\$91.67		\$33,735.83
Council Rates		\$226.50		\$33,509.33
Electrical - Repairs	*	\$420.42		\$33,088.91
Electricity charges	*	\$200.06		\$32,888.85
Fire Protection	*	\$670.98		\$32,217.87
General Maintenance	*	\$266.00		\$31,951.87
Handyman	*	\$173.66		\$31,778.21
Land Tax		\$833.33		\$30,944.88
Lawns	*	\$24.17		\$30,920.71
Lease Fee	*	\$16.50		\$30,904.21
Locks	*	\$121.00		\$30,783.21
Management Fees	*	\$1,861.20		\$28,922.01
Painting	*	\$458.33		\$28,463.68
Plumbing	*	\$96.25		\$28,367.43
Rubbish Removal	*	\$141.67		\$28,225.76
Sundries	*	\$5.52		\$28,220.24
Water Rates		\$718.95		\$27,501.29

\* indicates taxable supply

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 Page number 4 of 4

Details

	GST	Expenses	Income	Balance
Total for property		<u>\$6,338.71</u>	<u>\$33,840.00</u>	<u>\$27,501.29</u>

Total expenses includes GST of \$405.45  
 6/10 Esther Road Mosman

Income - Rent			\$22,585.00	\$22,585.00
Recovered from Tenant - Bond or Refund			\$80.00	\$22,665.00
Advertising	*	\$12.50		\$22,652.50
Cleaning	*	\$91.65		\$22,560.85
Council Rates		\$226.50		\$22,334.35
Electrical - Repairs	*	\$420.42		\$21,913.93
Electricity charges	*	\$200.08		\$21,713.85
Fire Protection	*	\$670.95		\$21,042.90
General Maintenance	*	\$266.00		\$20,776.90
Handyman	*	\$173.70		\$20,603.20
Land Tax		\$833.35		\$19,769.85
Lawns	*	\$24.15		\$19,745.70
Locks	*	\$203.50		\$19,542.20
Management Fees	*	\$1,242.18		\$18,300.02
Painting	*	\$458.35		\$17,841.67
Plumbing	*	\$96.25		\$17,745.42
Rubbish Removal	*	\$141.65		\$17,603.77
Sundries	*	\$5.40		\$17,598.37
Water Rates		\$718.93		\$16,879.44
Total for property		<u>\$5,785.56</u>	<u>\$22,665.00</u>	<u>\$16,879.44</u>

Total expenses includes GST of \$355.16