

AUCTION MENU

ON SITE 12.00PM
SATURDAY 21 OCTOBER 2006
(UNLESS SOLD PRIOR)

FOUR EXCLUSIVE NEW APARTMENT HOMES



105 BINDARING PARADE CLAREMONT



PRESTIGE
PROPERTY GROUP

DEVELOPERS
OF EXCLUSIVE
REAL ESTATE

105 BINDARING PARADE CLAREMONT

COMMANDING ELEVATED LOCATION WITH RIVER AND OCEAN ASPECT

AUCTION ON SITE 12.00PM - SATURDAY 21 OCTOBER 2006

Auction Particulars: A copy of the Conditions of Sale along with the Contract will be available by contacting David Vitale of Mack Hall and Associates Real Estate. The deposit required will be 5% payable on the fall of the hammer with the balance paid at Settlement on Tuesday 21 November, 2006*. The Auction is to be held on site 12 NOON Saturday 21 October, 2006.

Claremont City Council

Zoning: Residential R-30
Strata lots as per strata plan

Rates

Town of Claremont – 2006
To be advised (TBA)

Water Authority – 2006
TBA

Strata Fee

\$1,102 per quarter (proposed)

Apartment Size

Apartment 1

Total Internal Floor Space: 239sqm
Total area: 393sqm

Apartment 2

Total Internal Floor Space: 216sqm
Total area: 312sqm

Apartment 3

Total Internal Floor Space: 212sqm
Total area: 300sqm

Apartment 4

Total Internal Floor Space: 223sqm
Total area: 384sqm

Title Particulars

An estate in fee simple being Swan Locations, Lot TBA on Diagram TBA comprised in Certificate of Title Volume TAB Folio TBA.

**Order of auction will be as follows -
Apartment 1, 2, 3, 4, unless sold
prior.**

Auctioneer: Frank Torre 0411 866 550

*Settlement to be 14 days from title being available for dealing at DOLI or the 21 November 2006, whichever is the latter.

The particulars of this brochure are supplied for information only, and can not be taken as a representation in any respect on the part of the vendor or his agent. Purchasers are advised to make their own enquiries in regard to all aspects of the property.



- GRAND ARCHITECTURAL PROPORTIONS
- EACH HOME WITH PRIVATE 4 CAR GARAGE
- SPACIOUS GROUND FLOOR ENTRY/LOBBY
- SUMPTUOUS LIGHT-FILLED INTERIORS
- DESIGNER KITCHENS & THREE HUGE BEDROOMS
- APARTMENT 2 AND 3 WITH SEPERATE GROUND FLOOR STUDIO/FLEXIBLE-USE SPACE



David Vitale
0401 761 111

Telephone 9286 5555

Email: david@mackhall.com.au

5 Guger Street
Claremont, WA 6010

www.mackhall.com.au



Enquiries
0438 385 518

Telephone 9325 8500

Email: admin@prestigepropertygroup.com

Suite 3 South Cove, 50 Royal Street
East Perth, WA 6005

www.prestigepropertygroup.com