

## PROPERTY PROFILE

### Property Details

**Property Name:** Simeon Gardens

**Location:** Randwick, NSW 2031

**Type:** Apartments

**Size Range:** 62sqm – 66sqm

**Price Ranges:**

1 Bedrooms from \$585,000 - \$595,000

2 Bedrooms (Soon to be Release—Feb. 2012 )

**Levies: (Quarterly – Approx. only ) - \$2,200**

**Council Rates (Yearly - Approx. only ) - \$750**

**Water Rates (Yearly - Approx. only ) - \$550**

**Rental Rates - \$525 - \$580 per week**

**Expected Completion:** 117 Apartments - Completion December 2013



### Property Description

"Simeon Gardens" is located in Randwick's most prominent positions. Within close proximity to Prince of Wales Hospital, Schools, Royal Randwick Race Course, The Spot, Coogee Beach, Transport, Restaurants, Cafes & much more.

Simeon Gardens is a staged construction of a new four (4) Building, four (4) storey development containing 117 apartments a mix of 1bed, 1+Study, 2 bed, 2 bed+study (125 residential Parking & 29 Visitors parking) , tastefully and exceptionally designed complete with all the ultra- modern contemporary inclusions.

Each apartment will be sure to delight the most fastidious investor and buyer alike. Enjoy the lifestyle that awaits you in this highly desirable location.

### AREA PROFILE:

#### Transport

- Train Station
- Bus stops

#### Local Services

- Royal Children 's Hospital
- Prince of Wales Private
- Sydney 's Children Hospital
- Sydney International Airport

#### Schools

- University of NSW, Kensington
- Randwick Boys High
- Randwick Girls High
- Brigidine College
- South Coogee Primary
- Maroubra Junction Primary
- Daceyville Primary
- The French School of Sydney

- Coogee Primary
  - Randwick High School
- #### Entertainment , Recreation & Sports
- Sydney CBD
  - Randwick Race Course
  - Barker Park
  - Barracks gym/Pool/Tennis
  - Coogee Beach
  - Bangor Park
  - Paine Reserve
  - The Lakes Golf Course
  - Restaurants, Cafes, Bars
- #### Retail & Commercial
- Westfield East Gardens
  - Randwick Plaza
  - Piccadilly Plaza Maroubra

### **Key Investment Benefits:**

- Close to public & private schools and colleges
- Close to entertainment, leisure and sports facilities & amenities
- Close to transports & major roads
- Close to shopping centres and commercial/retail shops, cafes/ restaurants, parks, sports and entertainment amenities.

Disclaimer: This info is provided in general and without responsibility. Intended investors should conduct their own research for accuracy.