



Our Ref: 15540-1
24 March 2015

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Dear Sirs,

**RE: WALTER CARTER PTY LIMITED – proposed sale
PROPERTY: 292-302 OXFORD STREET, BONDI JUNCTION**

As instructed by you I have surveyed the whole of the land comprised in Computer Folio Reference 15640/01 being Lot 1 in Deposited Plan 849993 having a frontage to Oxford Street and a rear line to Hagarly Lane at Bondi Junction in the Local Government Area of Waverley Parish of Alexandria County of Cumberland land being the land shown on the accompanying plan.

I HAVE TO REPORT that erected thereon is a one, three and four storey brick building (residential units above) known as 'Walter Carter Funerals' 'No. 292-302'.
The position of the building in relation to the boundaries is shown by dimensions and notations on the accompanying plan.
The boundaries of the land not occupied by walls are partly fenced, fences standing substantially on or near the boundaries as noted.

Excepting part of the northern wall, which stands up to 0.02 metres upon Hagarly Lane as shown on the accompanying plan, the main level attached to the western wall of the building adjoining to the east, which overhangs the subject property by 0.2 metres as shown on the accompanying plan and irregularities in fencing, there are no other apparent encroachments by or upon the subject property.

The property is affected by Covenants created by Book 2003 No. 740 and Dealing No. L19015. Subject land has been surveyed for identification purposes only. Should additions or further improvements be erected upon the subject land, I would advise that the boundaries be marked on the ground prior to construction.

Yours faithfully,


Holger Bruthien
Surveyor Registered Under
Surveying and Spatial Information Act 2002

292-302 Oxford Street, Bondi Junction NSW 2022

DEVELOPMENT OPPORTUNITY - "UNDER OFFER"

Gunning Commercial are pleased to offer for sale, via Public Tender, for the first time in 128 years, 292 ? 302 Oxford Street Bondi Junction, NSW.

The subject property is a substantial parcel of land with strong development potential, views to the harbour, located in the core retail and residential hub of the eastern Sydney's eastern suburb of Bondi Junction.

Currently owner occupied by Walter Carter Funerals for past 128 years. Walter Carter intend to lease back the premises for a period whilst finalising relocation of the business.

There are few remaining opportunities to secure mixed-use residential commercial development sites on the favored north side of Oxford Street Bondi Junction. Easy walk to Westfield, the shopping mall, bu

Development
FOR SALE

1760sqm