

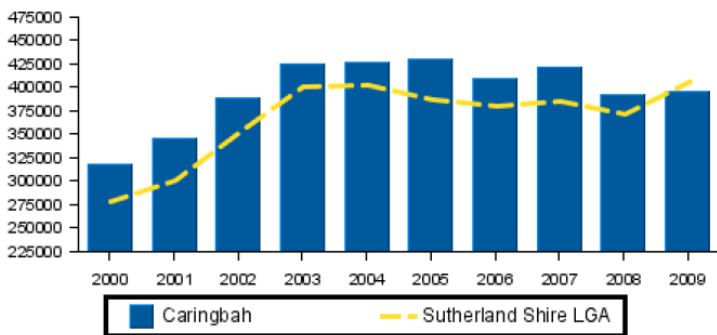


## Location

- Prominent Northerly aspect
- 45 mins. By train to CBD & 5mins. To Cronulla and Miranda
- Short walk to Caringbah Railway Station
- Short distance to Schools, Preschools & child minding centres
- Caringbah is an established residential suburb with many parks and historic buildings

## Capital Growth in Median Prices (Caringbah Market)

Median Sale Price (past 10 years)



Capital Growth in Median Prices

Period	Caringbah	Sutherland Shire LGA
	% Change	% Change
2010	8.4%	13.6%
2009	0.8%	9.2%
2008	-6.7%	-3.6%
2007	2.9%	1.3%
2006	-5.1%	-1.8%

## Price Guide

1 Bedroom From **\$375,000**

2 Bedroom From **\$465,000**

## Rental Forecast

1 Bedroom From **\$380** per week

2 Bedroom From **\$480** per week

## Statutory Outgoings

Council \$220 p/q (approx) – Water \$150 p/q (approx) – Strata \$650 p/q (approx)