

## 41 Enmore Road, Newtown



### ESTIMATED POTENTIAL RENT:

Premise	Potential weekly rent (Approx.)	Potential annual rent (Approx.)
Retail shop (GST excl.) (Actual)	\$1,071/week	\$55,845/annum
Three-bedroom residence	\$1,150/week	\$59,964/annum
Residential studio	\$420/week	\$21,900/annum
<b>Total estimated combined potential rent</b>	<b>\$2,641/week</b>	<b>\$137,709/annum</b>

### LAND AND AREA SIZES

LAND SIZE	158m <sup>2</sup> approx.	158m <sup>2</sup> approx.
Garage only	26m <sup>2</sup> approx.	
Garage and hallway combined	32m <sup>2</sup> approx.	
1/41 (internal only)	145m <sup>2</sup> approx.	
2/41 (internal only) (res. studio)	20m <sup>2</sup> approx.	
Retail shop	54m <sup>2</sup> approx.	
<b>Total Internal Area</b>		<b>251m<sup>2</sup> approx.</b>
<b>Total External Area</b>	(Decks and courtyard)	<b>68m<sup>2</sup> approx.</b>
<b>COMBINED INTERNAL/EXTERIOR</b>		<b>319m<sup>2</sup> approx.</b>