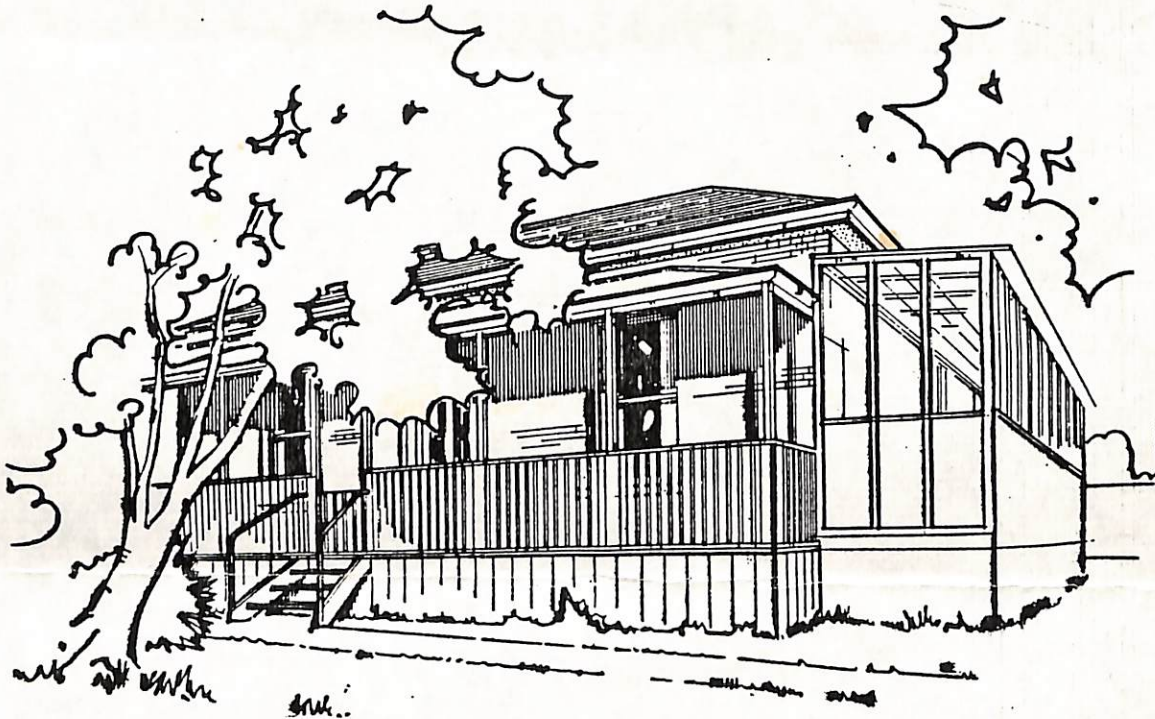


AUCTION *1984*
SATURDAY MARCH 24TH AT 11 AM.
45 PAKINGTON STREET, KEW

\$104,500
small Victorian
period in \$73,000



SUBSTANTIAL VICTORIAN VILLA CURRENTLY IN USE AS
CHILD MINDING CENTRE

THIS VALUABLE PERIOD BUILDING OF SEVEN MAIN ROOMS HAS TREMENDOUS POTENTIAL FOR IMPROVEMENT. PRESENTLY REALISING \$10,500 PER ANNUM. EXISTING LEASE WITH 2 1/2 YEARS REMAINING PLUS 5 YEAR OPTION. ANNUAL C.P.I ADJUSTMENTS, REPRESENTS A SOLID LONG TERM INVESTMENT.

SUPERB ALLOTMENT: 19.8 x 40.8 METRES (65' x 154' APPROX)

TERMS: 10% DEPOSIT, BALANCE 60 DAYS.

For Further information Contact Peter Wright AH 291241
or Hugh Roberts AH 297524

AUCTION