



14/210 Willarong Road Caringbah NSW

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**LEASED**

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Occupying ground floor position within 'The Grandstand' this spacious apartment enjoys a leafy outlook and convenient position near shops and transport. It is a low maintenance with direct access to Glenn McGrath Oval from the rear. Features include:

- Light filled modern interiors with spacious family living
- Generous wraparound terrace for outdoor living and dining
- Granite kitchen with stainless steel gas cooking
- Two bedrooms with built-in wardrobes and terrace access
- Full main bathroom, internal laundry with additional w/c
- Gas heating outlet, double lock-up garage in secure car park with storage
- This tightly-held block backs onto the oval and parklands
- Walk to shops, train station, buses, cafés and restaurants.

Sorry No Pets - Common Title

**Type** : Apartment  
**Date Available** : Tuesday, 9th October 2012  
**View** : <https://www.brookes.net.au/lease/nsw/sutherland/caringbah/residential/apartment/5755747>

**Brookes Partners**  
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# EXCLUSIVE MANAGEMENT AGENCY AGREEMENT (RESIDENTIAL)

The Property, Stock & Business Agents Act 2002 and Regulations require all Agents' instructions to be in the form of a written agreement.

**EXCLUSIVE MANAGEMENT AGENCY AGREEMENT**
**PARTIES**
**Principal**

ABN / ACN	GST Registered <input type="checkbox"/> Yes <input type="checkbox"/> No
Address	
Postcode	
Phone: Work	Mobile
Phone: Home	Fax
Email	

**Agent**

Kewshell Pty Ltd	
Licensee's Licence No.* (see note) 9444 03	
ABN / ACN 12 073 601 215	GST Registered <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Trading as Brookes partners	
Address 795 King Georges Road	
South Hurstville	NSW Postcode 2221
Phone: Work 02 9546 8666	Mobile 0411 380 010
Fax 02 9546 8600	Email

\* Note: If the Agent trades as a corporation the licensee's licence number is the corporation's licence number.

**PREMISES**

Address of Premises to be leased

Postcode	

Being:  Furnished  Unfurnished Garage/Car Space included  Yes  No

**AGREEMENT**
**Agent's Appointment**

- The Principal hereby appoints the Agent exclusively to lease and to manage the Premises in accordance with this agreement.
- It is agreed that the Agent may from time to time delegate to the Agent's employees all or any of the authority vested in the Agent by this agreement.
- This agreement shall commence on the      /      /      and may be terminated by either party giving not less than 60 days written notice of termination but without prejudice to either party's rights accrued or obligations incurred prior to the effective termination.

**Leasing**

- The Agent is authorised to lease all or any part of the Premises on the following conditions, or as otherwise instructed:

- Term of the tenancy agreement 26 weeks or 52 weeks
- Rent market value per week  
payable in advance or such other rent as the Principal may agree to accept.
- Rental bond \$      or equivalent to four (4) weeks rent in respect of each tenancy.

**Special Instructions**

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**Agent's Authority**

- At the end of each tenancy, the Agent is authorised to:
  - Re-lease the Premises at market rent for a term not exceeding 26 weeks or 52 weeks  Yes  No
  - Refer to the Principal for instructions concerning re-leasing and advertising/promotion  Yes  No
  - Review the rent when in the opinion of the Agent such a review is appropriate.  Yes  No