



morton.

Sydney 54/7 Macquarie Street

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This fully furnished one bedroom apartment comes with immaculate furnishings. Live on absolute harbourfront, and enjoy iconic views of the Harbour Bridge, Circular Quay and city skyline.

- Spacious floor plan boasts a large bedroom with built-ins
- Gourmet kitchen with granite benchtops and European appliances
- Internal laundry
- Marble bathroom with spa bath
- Large living/dining area
- Entertainers' balcony
- Secure parking space in the building

View

As advertised or by appointment

Agent

Morton RE



 rentals@morton.com.au

morton.com.au

FRANCHISE OFFER CIRCULAR

Principal: Andrew & Alexandra Murphy

Address: 110 BOND STREET (NSW) 1588

Phone (H): **Facsimile (F):** **Fax:** (02) 944 2710 **Mobile:** 0488 464659

Email: andrew@murphy.com.au

As advised by: 54/7 Macquarie St. Sydney NSW 2000

Car plate: 7 car plate **Vehicle:** 1st hand vehicle

Web details: www.murphy77.com.au

Agent: Arston Pty Ltd (A.B.N. 33 630 768 765, Corporation license No. 52576 No. 46769 & 47476)

Address: 54 Anderson Street, CROCKS NEIGH NSW 1588 **Fax:** 0424 8399 **Mobile:** 0484 1950

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1. The principal authorises the Agent to exclusively for and manage all or part of the above premises under the following terms or to agree to a separate agreement:

- a) Period of Tenancy Agreement: Three (3) to five (5) to twelve (12) months
- b) The premises are furnished
- c) Rent is for the whole of the day or an amount to which the Principal may agree. Rent is paid in arrears:

	Rent per Week	Rent	
Unfurnished	N/A	N/A	On the equivalent of 4 weeks rent for each listing
Furnished	\$1000.00	\$5000.00	On the equivalent of 6 weeks rent for each listing

2. The agreement is subject to a settlement. The settlement date will be confirmed by the principal in writing. Other parts may be made in agreement with the principal or giving no less than fourteen (14) days written notice.

3. At the end of each tenancy or when there is a vacancy the agent may:

- a) Renew the rent when according to the Agent this is necessary with the Principal's approval
- b) Contact the Principal immediately
- c) Apply market rental for the term of the new tenancy agreement which is no less than the rent immediately preceding the vacancy

4. The Principal warrants that it has the authority to enter into this agreement.

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5. The Principal will indemnify the Agent against all proceedings, claims and expenses for matter properly undertaken by the Agent on behalf of the Principal in accordance with the terms of this agreement.

6. If the Agent's fees including goods and services tax and expenses plus disbursements are greater than the income from the property as shown in the Agent's monthly statement, the Principal agrees to pay the difference within 14 days of receipt of the agent's address to the location given in this agreement.

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7. References shall be obtained from prospective tenants:

8. The letting of the premises is to be advertised in accordance with the Principal's instructions and may occur in the following ways: Sydney Morning Herald, Internet www.murphyandmurphy.com.au, www.realestate.com.au, www.darling.com.au, www.Sydney Daily North Shore Times, Wentworth Courier, although in no case shall agent incur any obligation.

9. Intending tenants may inspect the property in the following circumstances: By appointment & accompanied at all times by the agent.