

# AUCTION SALE

Date : 26 September 2018, Wednesday, 2.30pm  
 Venue : Amara Singapore Hotel, 165 Tanjong Pagar Road, Connection Room, Level 3



## SOLD BEFORE AUCTION

### #02-xx, PIONEER CENTRE, 1 SOON LEE STREET, D22

1. **Owner's sale.** B2 ramp-up factory, approx. 1,485 sq ft, Leasehold 30 years wef 2010. Sale with tenancy.  
 Contact: Oliver - 9851 1880



## RESIDENTIAL LANDED

1		<b>#01-xx, ELEVEN @ HOLLAND, 11 HOLLAND LINK, D10</b>	<b>OWNER'S SALE</b>
		Description : 3½-storey strata-titled semi-detached with basement and attic 4 +study bedrooms. GFA approx. 3,788 sqft. 99 years wef 2010. VP.	Contact: Rachel - 9188 9668 Oliver - 9851 1880
		Remarks : Move-in condition. With 2 private carpark lots.	<a href="#">More Information</a>
2		<b>#01-xx, ELEVEN @ HOLLAND, 11 HOLLAND LINK, D10</b>	<b>OWNER'S SALE</b>
		Description : 3½-storey strata-titled semi-detached with basement and attic 4 +study +1 bedrooms. GFA approx. 4,241 sqft. 99 years wef 2010. VP.	Contact: Rachel - 9188 9668 Oliver - 9851 1880
		Remarks : Move-in condition. With 2 private carpark lots.	<a href="#">More Information</a>
3		<b>45F BARKER ROAD, BARKER VILLE, D11</b>	<b>MORTGAGEE'S SALE</b>
		Description : 3-storey + basement, strata-titled semi-detached 5+1-bedrooms. GFA approx. 3,864 sqft. Freehold. VP.	Contact: Rachel - 9188 9668
		Remarks : Within 1 km to Anglo Chinese School and Singapore Chinese Girls' Primary. Amenities at opposite Balmoral Plaza. Near Novena malls.	<a href="#">More Information</a>
4		<b>1x SIME ROAD, D11</b>	<b>OWNER'S SALE</b>
		Description : 2½ -storey semi-detached Land approx. 4,629 sqft, GFA approx. 4,111 sqft (subject to final survey) Freehold. VP	Contact: Joy - 9151 9009
		Remarks : With swimming pool. URA Masterplan 2014 zoned for 2-storey semi-detached. Frontage approx. 13.8m. Bounded by greenery.	
5		<b>6x LORONG K TELOK KURAU, D15</b>	<b>ESTATE'S SALE</b>
		Description : 2-storey corner-terrace, land suitable for development Land approx. 5,005 sqft. Freehold. VP	Contact: Rachel - 9188 9668
		Remarks : URA Masterplan 2014 zoned residential with plot ratio 1.4. Frontage approx. 11.3m.	<a href="#">More Information</a>
6		<b>8x SENNETT AVENUE, D16</b>	<b>OWNER'S SALE</b>
		Description : 2½ -storey semi detached with 2 basement levels 6+1 bedrooms. Land approx. 5,538 sqft, GFA approx. 7,731 sqft. Freehold. VP.	Contact: Joy - 9151 9009
		Remarks : Located on elevated ground, offering unblock views. With swimming pool. North-South orientation.	<a href="#">More Information</a>

VP: Vacant Possession

All units are sold on an "as-is-where-is" basis, unless otherwise stated

### IMPORTANT NOTICE


Edmund Tie & Company (SEA) Pte. Ltd. gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

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7		<b>66 CHENG SOON GARDEN, D21</b>	<b>MORTGAGEE'S SALE</b>
Description :		2-storey semi detached, land suitable for development Land approx. 8,727 sq ft. Freehold. VP.	Contact: Joy - 9151 9009
Remarks :		URA Masterplan 2014 zoned for 3-storey mixed-landed. Corner plot, located within a cul-de-sac. Dual frontage with huge carporch / garden.	<a href="#">More Information</a>

## RESIDENTIAL NON-LANDED

8		<b>#13-xx, THE OCEANFRONT @ SENTOSA COVE, 285 OCEAN DRIVE, D04</b>	<b>OWNER'S SALE</b>
Description :		2-storey Sky Villa with roof terrace, 3 + 1-bedrooms Approx. 3,057 sqft. Leasehold 99 years wef 2003. VP.	Contact: Joy - 9151 9009
Remarks :		With private lift access, pool/jacuzzi. Views of CBD and marina yacht berth.	<a href="#">More Information</a>

## COMMERICAL (GST may apply)

9		<b>2x UPPER WELD ROAD, D08</b>	<b>TRUSTEE'S SALE</b>
Description :		2½-storey intermediate, conserved shophouse Land approx. 1,696 sqft, GFA approx. 3,339 sqft. Freehold. VP.	Contact: Joy - 9151 9009
Remarks :		Located within the Little India Conservation Area. URA Masterplan 2014 zoned Commercial. Access to upper levels via external staircase.	<a href="#">More Information</a>
10		<b>47x SERANGOON ROAD, D08</b>	<b>OWNER'S SALE</b>
Description :		2½-storey intermediate, conserved shophouse Land approx. 1,384 sqft, GFA approx. 2,400 sqft (subject to final survey). Freehold. Sale with existing tenancies.	Contact: Rachel - 9188 9668
Remarks :		Located within the Little India Conservation Area. URA Masterplan 2014 zoned Commercial. 3-min walk to Farrer Park MRT Station & City Square Mall.	
11		<b>#02-xx SOHOLIFE, 216 JOO CHIAT ROAD, D15</b>	<b>OWNER'S SALE</b>
Description :		Office with self-contained toilet. Approx. 549 sqft. Freehold. Sale with tenancy.	Contact: Oliver - 9851 1880
Remarks :		Mixed-development with shops at level 1.	<a href="#">More Information</a>

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## INDUSTRIAL (GST may apply)

	<b>#05-40, PIONEER POINT, 5 SOON LEE STREET, D22</b>	<b>MORTGAGEE'S SALE</b>
12	Description : B2 ramp-up factory Approx. 958 sqft. Leasehold 30 years wef 2011. VP.	Contact: Oliver - 9851 1880
	Remarks : Unit comes with private carpark lot and self-contained toilet.	<a href="#">More Information</a>
	<b>#01-20, WOODLANDS EAST INDUSTRIAL ESTATE, 22 WOODLANDS LINK, D25</b>	<b>MORTGAGEE'S SALE</b>
13	Description : B2 ramp-up factory Approx. 3,144 sqft. Leasehold 30 years wef 1997. VP.	Contact: Oliver - 9851 1880
	Remarks : Unit comes with private carpark lot and self-contained toilet.	<a href="#">More Information</a>
	<b>#03-24, WOODLANDS EAST INDUSTRIAL ESTATE, 22 WOODLANDS LINK, D25</b>	<b>MORTGAGEE'S SALE</b>
14	Description : B2 ramp-up factory Approx. 3,144 sqft. Leasehold 30 years wef 1997. VP.	Contact: Oliver - 9851 1880
	Remarks : Unit comes with private carpark lot and self-contained toilet.	<a href="#">More Information</a>
	<b>#03-61, WOODLANDS EAST INDUSTRIAL ESTATE, 22 WOODLANDS LINK, D25</b>	<b>MORTGAGEE'S SALE</b>
15	Description : B2 ramp-up factory Approx. 3230 sqft. Leasehold 30 years wef 1997. VP.	Contact: Oliver - 9851 1880
	Remarks : Unit comes with private carpark lot and self-contained toilet.	<a href="#">More Information</a>
	<b>#08-02, WOODLANDS HORIZON, 31 WOODLANDS CLOSE, D25</b>	<b>MORTGAGEE'S SALE</b>
16	Description : B1 ramp-up factory Approx. 1,711 sqft. Leasehold 60 years wef 2012. Sale with tenancy.	Contact: Oliver - 9851 1880
	Remarks : Unit comes with private carpark lot and self-contained toilet.	<a href="#">More Information</a>

For more information, please contact the respective person-in-charge:

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