







16 October 2019, Wednesday, 2.30pm | Amara Hotel, 3rd Level | T : 6228 7302 | E : auc@sg.knightfrank.com

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## Residential - Landed

1	 <p><b>116B Bukit Teresa Road, Teresa Villas, D04</b> Description: 3-Storey Cluster Bungalow with Roof Garden &amp; Basement</p> <p>Tenure: Freehold</p> <p>Floor Area: Approx. 703 sqm (7,567 sqft)</p> <p>Remarks: 6 bedrooms (all ensuite). Near Tiong Bahru and Harbourfront MRT Station</p> <p><a href="#">Click here for more information</a></p>	<p><b>Owner Sale</b></p> <p>Contact:</p> <p>Sau Lai @ 9181 1819 Jonathan @ 9005 0970</p>
2	 <p><b>49 Truro Road, D08</b> Description: A 3½-Storey Semi-Detached House with Pool and Lift</p> <p>Tenure: Freehold</p> <p>Land / Floor Area: Approx. 289.8 sqm (3,119 sqft) / 414.5 sqm (4,462 sqft)</p> <p>Remarks: 6 bedrooms (5 ensuite). Minutes' drive to Orchard, Newton and Novena. Move-in condition.</p> <p><a href="#">Click here for more information</a></p>	<p><b>Mortgagee Sale</b></p> <p>Contact:</p> <p>Teddy @ 9030 4603 Sau Lai @ 9181 1819</p>
3	 <p><b>30 Pasir Ris Heights, D18</b> Description: 3-Storey Corner Terrace</p> <p>Tenure: Leasehold 999 years wef. 10/02/1874</p> <p>Land Area: Approx. 533 sqm (5,737 sqft)</p> <p>Remarks: South East facing. Nice garden. Elevated ground with good sea &amp; green views. Corner unit with privacy. Bright &amp; windy space in quiet, serene area. Short walk to seaside at Pasir Ris Beach Park.</p> <p><a href="#">Click here for more information</a></p>	<p><b>Owner Sale</b></p> <p>Contact:</p> <p>Teddy @ 9030 4603 Gwen @ 9199 2377</p>
4	 <p><b>2 Lorong 1 Realty Park, People's Garden, D19</b> Description: 2.5-Storey Semi-Detached House with Swimming Pool</p> <p>Tenure: Leasehold 999 years wef. 01/01/1879</p> <p>Land / Floor Area: Approx. 470.6 sqm (5,065 sqft) / 281.22 sqm (3,027 sqft)</p> <p>Remarks: Can park 3 cars. Near Holy Innocents' Pri &amp; High Sch / Hougang MRT / Interchange / Central / Mall. Renovation 5 years ago.</p> <p><a href="#">Click here for more information</a></p>	<p><b>Owner Sale</b></p> <p>Contact:</p> <p>Noelle @ 9766 7797</p>
5	 <p><b>18A Yarwood Avenue, Kilburn Estate, D21</b> Description: 2-Storey Detached House with Basement and Swimming Pool</p> <p>Tenure: Leasehold 999 years wef. 07/05/1879</p> <p>Land / Floor Area: Approx. 1,756.9 sqm (18,911 sqft) / 845 sqm (9,095 sqft)</p> <p>Remarks: 5 bedrooms. Balinese style. Cul-De-Sac. Main entrance facing North-west. Walking distance to King Albert Park MRT and amenities.</p> <p><a href="#">Click here for more information</a></p>	<p><b>Owner Sale</b></p> <p>Contact:</p> <p>Noelle @ 9766 7797 Sharon @ 9686 4449</p>
6	 <p><b>53 Wak Hassan Drive, D27</b> Description: 3½-Storey Semi Detached House with Lift</p> <p>Tenure: Leasehold 99 years wef. 2008</p> <p>Land / Floor Area: Approx. 432.6 sqm (4,657 sqft) / 691.3 sqm (7,442 sqft)</p> <p>Remarks: Almost brand new. Not live-in. Able to park 4-5 cars. With lift. Corner unit. Greenery unblocked view. Bright and breezy. 4 bedrooms (all ensuite). Huge master bedroom with walk-in wardrobe. Walking distance to Sembawang Park and sea side.</p> <p><a href="#">Click here for more information</a></p>	<p><b>Owner Sale</b></p> <p>Contact:</p> <p>Teddy @ 9030 4603 Sharon @ 9686 4449</p>





## Residential - Non-Landed






7		<p><b>51 Cove Drive #05-05 Turquoise, D04</b> Description: 3-Bedroom Apartment</p> <p>Tenure: Leasehold 99 years wef. 12/03/2007</p> <p>Floor Area: Approx. 194 sqm (2,088 sqft)</p> <p>Remarks: Nice layout, bright &amp; breezy. Bay view / Sea view / Pool view. Resort lifestyle living @ waterfront. Boating at door step. Home-shelter and maid's room with attached toilet. Private lift access. Tenanted till July 2020.</p> <p><a href="#">Click here for more information</a></p>	<p><b>Owner Sale</b></p> <p>Contact: Noelle @ 9766 7797</p>
8		<p><b>278 Ocean Drive #08-13 The Coast @ Sentosa, D04</b> Description: 3-Bedroom Penthouse</p> <p>Tenure: Leasehold 99 years wef. 11/04/2006</p> <p>Floor Area: Approx. 322.9 sqm (3,476 sqft)</p> <p>Remarks: Master bedroom &amp; living area facing the sea. 2 other bedrooms facing the marina with yachts. Nicely renovated, well-maintained. Efficient layout. Private lift access. Spacious bedrooms. Bright &amp; breezy.</p> <p><a href="#">Click here for more information</a></p>	<p><b>Owner Sale</b></p> <p>Contact: Noelle @ 9766 7797 Sharon @ 9686 4449</p>
9		<p><b>32 Dover Rise #04-11 Dover Park View, D05</b> Description: 3-Bedroom Apartment</p> <p>Tenure: Leasehold 99 years wef. 12/01/1993</p> <p>Floor Area: Approx. 116 sqm (1,248 sqft)</p> <p>Remarks: Minutes' walk to Buona Vista MRT. Near Star Vista / Fairfield Methodist /United World College</p> <p><a href="#">Click here for more information</a></p>	<p><b>Mortgagee Sale</b></p> <p>Contact: Sau Lai @ 9181 1819</p>
10		<p><b>21 Holland Park #06-21 Lien Tower, D10</b> Description: 5-Bedroom Apartment</p> <p>Tenure: Freehold</p> <p>Floor Area: Approx. 468.9 sqm (5,048 sqft)</p> <p>Remarks: Rarely available. Unblock View! Spacious split living &amp; dining areas. Bedrooms face lush of greenery. 4 bedrooms, all ensuites. 1 entertainment area, which can be converted to a bedroom.</p> <p><a href="#">Click here for more information</a></p>	<p><b>Owner Sale</b></p> <p>Contact: Tricia @ 9387 9668</p>
11		<p><b>104 Holland Road #01-02 De Lente, D10</b> Description: 2-Bedroom Apartment</p> <p>Tenure: Freehold</p> <p>Floor Area: Approx. 80 sqm (861 sqft)</p> <p>Remarks: Walking distance to Holland Village MRT, Holland Village and Anglo-Chinese School (Int'l).</p> <p><a href="#">Click here for more information</a></p>	<p><b>MCST Sale</b></p> <p>Contact: Noelle @ 9766 7797</p>
12		<p><b>3 Ardmore Park #20-01 Ardmore Three, D10</b> Description: 3+1 Bedroom Apartment</p> <p>Tenure: Freehold</p> <p>Floor Area: Approx. 166 sqm (1,787 sqft)</p> <p>Remarks: TOP 2014. High floor. Unblock view. Renovated. Good condition. With high-end Miele Appliances and Sub Zero Fridge. With private lift. Helper's room with bathroom.</p> <p><a href="#">Click here for more information</a></p>	<p><b>Mortgagee Sale</b></p> <p>Contact: Gwen @ 9199 2377 Teddy @ 9030 4603</p>
13		<p><b>78 Hougang Avenue 7 #02-32 The Florida, D19</b> Description: 3-Bedroom Apartment</p> <p>Tenure: Leasehold 99 years wef. 16/12/1997</p> <p>Floor Area: Approx. 129 sqm (1,389 sqft)</p> <p>Remarks: Pool view.No bay windows. All bedrooms can fit in queen-size bed. Near Hougang MRT Station</p> <p><a href="#">Click here for more information</a></p>	<p><b>Mortgagee Sale</b></p> <p>Contact: Sau Lai @ 9181 1819</p>



## Residential - Non-Landed


<p>14</p> 	<p><b>345 Upper Paya Lebar Road #02-05 La Dolce Vita, D19</b>                  Description: 3-Bedroom Apartment                  Tenure: Freehold                  Floor Area: Approx. 135 sqm (1,453 sqft)                  Remarks: Pool view. Spacious bedrooms. Walking distance to Bartley MRT. TOP around 2012.</p> <p><a href="#">Click here for more information</a></p>	<p><b>Owner Sale</b></p> <p>Contact:                  Sau Lai @ 9181 1819</p>
<p>15</p> 	<p><b>18 Hillview Terrace #10-04 Natura @ Hillview, D23</b>                  Description: 1-Bedroom Penthouse                  Tenure: Freehold                  Floor Area: Approx. 84 sqm (904 sqft)                  Remarks: Unblock view. TOP 2016. Bright and windy. With private jacuzzi and BBQ pit.</p> <p><a href="#">Click here for more information</a></p>	<p><b>Mortgagee Sale</b></p> <p>Contact:                  Teddy @ 9030 4603                  Sau Lai @ 9181 1819</p>

## Commercial


<p>16</p> 	<p><b>340 Geylang Road #01-33 Le Regal, D14</b>                  Description: Shop unit                  Tenure: Freehold                  Floor Area: Approx. 10 sqm (108 sqft)                  Remarks: With water point. GST is not payable. Within residential cum commercial development</p> <p><a href="#">Click here for more information</a></p>	<p><b>Mortgagee Sale</b></p> <p>Contact:                  Sau Lai @ 9181 1819</p>
<p>17</p> 	<p><b>791 Geylang Road #04-01, D14</b>                  Description: Office                  Tenure: Freehold                  Floor Area: Approx. 166 sqm (1,787 sqft)                  Remarks: Master Plan 2014 Zoning: Commercial. Geylang Conservation Area. Face main road. Within 5 minutes walk to Paya Lebar MRT. PLC Mall. GST is payable.</p> <p><a href="#">Click here for more information</a></p>	<p><b>Receiver Sale</b></p> <p>Contact:                  Tricia @ 9387 9668</p>
<p>18</p> 	<p><b>274 East Coast Road, D15</b>                  Description: 2-Storey Conservation Shophouse                  Tenure: Freehold                  Land / Floor Area: Approx. 125.7 sqm (1,353 sqft) / 211.63 sqm (2,278 sqft)                  Remarks: Zoned "Residential with Commercial On 1st Storey." Prominent located at near junction of Still Road and East Coast Road. Near Marina Parade MRT</p> <p><a href="#">Click here for more information</a></p>	<p><b>Mortgagee Sale</b></p> <p>Contact:                  Sau Lai @ 9181 1819</p>
<p>19</p> 	<p><b>351/351A Bedok Road, D14</b>                  Description: 2-Storey Shophouse with external and internal staircases                  Tenure: Freehold                  Land / Floor Area: Approx. 167 sqm (1,799 sqft) / 250.8 sqm (2,700 sqft)                  Remarks: Formerly used as restaurant. With grease trap and smoke exhaust system. Partially tenanted. GST is not payable.</p> <p><a href="#">Click here for more information</a></p>	<p><b>Owner Sale</b></p> <p>Contact:                  Sau Lai @ 9181 1819</p>
<p>20</p> 	<p><b>767 Upper Serangoon Road #02-02 Spazio @ Kovan, D19</b>                  Description: Shop                  Tenure: Freehold                  Floor Area: Approx. 61 sqm (657 sqft)                  Remarks: Just TOP. Central location. Amenities within the vicinity. Selling with vacant possession. GST is applicable.</p>	<p><b>Mortgagee Sale</b></p> <p>Contact:                  Tricia @ 9387 9668                  Sau Lai @ 9181 1819</p>





## Commercial


	<p><b>182 Jalan Jurong Kechil #01-61 The Hillford, D21</b>  <b>Description:</b> Retail Shop Unit</p> <p><b>Tenure:</b> Leasehold 60 years wef. 19/02/2013</p> <p><b>Floor Area:</b> Approx. 47 sqm (506 sqft)</p> <p><b>Remarks:</b> TOP 2016. Integrated development with 18 commercial shops &amp; 281 residential units. Minutes' to MRT.</p> <p><a href="#">Click here for more information</a></p>	<p><b>Owner Sale</b></p> <p>Contact:  <b>Tricia @ 9387 9668</b></p>
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## Industrial


	<p><b>196 Pandan Loop #02-21 Pantech Business Hub, D05</b>  <b>Description:</b> B2 Factory Unit</p> <p><b>Tenure:</b> Leasehold 99 years wef. 27/01/1984</p> <p><b>Floor Area:</b> Approx. 108 sqm (1,162 sqft)</p> <p><b>Remarks:</b> "Business 1" usage. Factory / warehouse. Selling with vacant possession &amp; on "As-is-where-is" basis. Primarily industrial estate. Next to lift lobby. Nearest MRT is Clementi station.</p> <p><a href="#">Click here for more information</a></p>	<p><b>Mortgagee Sale</b></p> <p>Contact:  <b>Tricia @ 9387 9668</b></p>
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	<p><b>10 Kaki Bukit Road 1 #03-18 KB Industrial Building, D14</b>  <b>Description:</b> Ramp-up B2 Factory</p> <p><b>Tenure:</b> Leasehold 60 years wef. 09/01/1995</p> <p><b>Floor Area:</b> Approx. 422 sqm (4,542 sqft)</p> <p><b>Remarks:</b> 3-sty B2 factory with lift. Upgraded Power supply to 3 phase. Hoisting installed. Accessible via PIE/Braddell expressway.</p>	<p><b>Receiver Sale</b></p> <p>Contact:  <b>Tricia @ 9387 9668</b></p>
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	<p><b>33 Ubi Avenue 3 #01-14/01-15 Vertex, D14</b>  <b>Description:</b> B1 Light Industrial Factory</p> <p><b>Tenure:</b> Leasehold 60 years wef. 01/01/2007</p> <p><b>Floor Area:</b> Approx. 566 sqm (6,092 sqft)</p> <p><b>Remarks:</b> Ground floor unit. Good shop front. Fully fitted. High rental yield at 6%. Rental @ \$17,120 per month. Able to park 2 cars outside the unit. Low maintenance fee.</p> <p><a href="#">Click here for more information</a></p>	<p><b>Owner Sale</b></p> <p>Contact:  <b>Teddy @ 9030 4603</b></p>
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	<p><b>61 Ubi Road 1 #03-13 Oxley Bizhub, D14</b>  <b>Description:</b> Ramp-up B1 Factory</p> <p><b>Tenure:</b> Leasehold 60 years wef. 15/11/2010</p> <p><b>Floor Area:</b> Approx. 92 sqm (990 sqft)</p> <p><b>Remarks:</b> Corner with attached toilet. Nicely fitted. Selling with vacant possession &amp; on "As-is-where-is" basis. High ceiling. No void. Owner is GST registered.</p> <p><a href="#">Click here for more information</a></p>	<p><b>Mortgagee Sale</b></p> <p>Contact:  <b>Noelle @ 9766 7797</b></p>
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	<p><b>2 Buroh Crescent #04-03 Ace @ Buroh, D22</b>  <b>Description:</b> Ramp-Up B2 Factory</p> <p><b>Tenure:</b> Leasehold 30 years wef. 25/01/2013</p> <p><b>Floor Area:</b> Approx. 322.9 sqm (3,476 sqft)</p> <p><b>Remarks:</b> With mezzanine level, toilet and 2 vehicle lots. Ceiling height 8m approx. TOP around 2017. Tenanted \$3,000 till Nov 2019. Boon Lay MRT. GST is payable.</p> <p><a href="#">Click here for more information</a></p>	<p><b>Mortgagee Sale</b></p> <p>Contact:  <b>Sau Lai @ 9181 1819</b></p>
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	<p><b>9 Tuas South Ave 10 #03-01 T99, D22</b>  <b>Description:</b> B2 Factory</p> <p><b>Tenure:</b> Leasehold 30 years wef. 2013</p> <p><b>Floor Area:</b> Approx. 759 sqm (7,825 sqft)</p> <p><b>Remarks:</b> Ramp up. Just TOP! New! Coffeeshop within the development. Carpark at door step. Easy loading / unloading.</p> <p><a href="#">Click here for more information</a></p>	<p><b>Mortgagee Sale</b></p> <p>Contact:  <b>Tricia @ 9387 9668</b>  <b>Sau Lai @ 9181 1819</b></p>
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## Industrial

28	 <p><b>11 Yishun Industrial Street 1 #01-119 North Spring Bizhub, D27</b> Description: B2 Factory Tenure: Leasehold 60 years wef. 01/02/2011 Floor Area: Approx. 148 sqm (1,593 sqft) Remarks: Corner unit, dual facing. Direct ramp up access. 20 &amp; 40 footer. Good ceiling height. Sell vacant. GST is payable. <a href="#">Click here for more information</a></p>	<b>Receiver Sale</b> Contact: Tricia @ 9387 9668
29	 <p><b>11 Yishun Industrial Street 1 #02-91/92/118/119 North Spring Bizhub, D27</b> Description: B2 Factory Tenure: Leasehold 60 years wef. 01/02/2011 Floor Area: Approx. 148 sqm (1,593 sqft) - each unit Remarks: Corner unit, dual facing. Direct ramp up access. 20 &amp; 40 footer. Good ceiling height. Sell vacant. GST is payable. <a href="#">Click here for more information</a></p>	<b>Receiver Sale</b> Contact: Tricia @ 9387 9668

### Contacts:

Tricia Tan, CEA R021904I - 6228 7349 / **9387 9668**  
Noelle Tan, CEA R047713G - 6228 7380 / **9766 7797**  
Lock Sau Lai, CEA R002919C - 6228 6814 / **9181 1819**  
Ong HuiQi, Admin support - 6228 7302

Gwen Lim, CEA R027862B - 6228 7331 / **9199 2377**  
Teddy Ng, CEA R006630G - 6228 7326 / **9030 4603**  
Sharon Lee (Head of Auction), CEA R027845B - 6228 6891 / **9686 4449**

### Next Auction : 13 November 2019 (Wednesday)

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