# Mortgagee Sale

**1. 9 Tuas South Avenue 10 #02-06 T99, D22 (POSTPONED)**

- Description: 3-Bedroom Apartment
- Tenure: Leasehold 99 years wef. 07/11/2005
- Floor Area: Approx. 194 sqm (2,088 sqft)

**2. 1 Soon Lee Street #06-12 Pioneer Centre, D22 (POSTPONED)**

- Description: 3½-Storey Semi-Detached House with Attic, Lift, Car Porch and Garden
- Tenure: Leasehold 99 years wef. 07/11/2005
- Floor Area: Approx. 281.8 sqm (3,034 sqft) / 258 sqm (2,777 sqft)

**3. 101 Gerald Drive, D28 (POSTPONED)**

- Description: 3½-Storey Semi-Detached House with Private Pool and 5-Bedrooms (ensuite)
- Tenure: Leasehold 99 years wef. 18/07/2008
- Floor Area: Approx. 438 sqm (4,714 sqft)

**4. 78 Ocean Drive #08-13 The Coast @ Sentosa, D04 (POSTPONED)**

- Description: 2½-Storey Bungalow with Private Pool and 5-Bedrooms (ensuite)
- Tenure: Leasehold 99 years wef. 07/11/2005
- Floor Area: Approx. 654.5 sqm (7,045 sqft) / 759 sqm (8,170 sqft)

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# Owner Sale

**1. 53 Wak Hassan Drive, D27**

- Description: 3-Storey Semi-Detached House with Attic, Lift, Car Porch and Garden
- Tenure: Freehold
- Floor Area: Approx. 433 sqm (4,660 sqft) / 491 sqm (5,295 sqft)

**2. 12M Lornie Road, Lornie 18, D11**

- Description: 3½-Storey Semi-Detached House with 4 Bedrooms (ensuite)
- Tenure: Leasehold 99 years wef. 07/11/2005
- Floor Area: Approx. 281.8 sqm (3,034 sqft) / 258 sqm (2,777 sqft)

**3. 51 Cove Drive #05-05 Turquoise, D04**

- Description: 3-Bedroom Apartment
- Tenure: Leasehold 99 years wef. 12/03/2007
- Floor Area: Approx. 194 sqm (2,088 sqft)

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# Properties Withdrawn from Auction

1. 9 Tuas South Avenue 10 #02-06 T99, D22 (POSTPONED)
2. 1 Soon Lee Street #06-12 Pioneer Centre, D22 (POSTPONED)
3. 101 Gerald Drive, D28 (POSTPONED)
4. 278 Ocean Drive #08-13 The Coast @ Sentosa, D04 (POSTPONED)
<table>
<thead>
<tr>
<th>Number</th>
<th>Property Address</th>
<th>Owner Ship Type</th>
<th>Description</th>
<th>Tenure</th>
<th>Floor Area</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>196 Depot Road #02-32 The Interlace, D04</td>
<td>Owner Sale</td>
<td>Description: 2-Storey Townhouse with Basement, Private Enclosed Space &amp; Private Parking Lots</td>
<td>Leasehold 99 years wef. 11/02/2009</td>
<td>Approx. 337 sqm (3,627 sqft) - Include strata void of approx. 5 sqm (53.8 sqft)</td>
<td>Bright and breezy. Near Anchorpoint and Harbourfront. Shuttle Bus to Vivo / Harbourfront. Full condo facilities. Supermarket within development. Foreigners are eligible.</td>
</tr>
<tr>
<td>8</td>
<td>11 River Valley Close #32-02 Starlight Suites, D09</td>
<td>Owner Sale</td>
<td>Description: 2-Storey Penthouse with Swimming Pool and Roof Garden</td>
<td>Freehold</td>
<td>Approx. 231 sqm (2,486 sqft) - Include strata void of approx. 19 sqm (204 sqft)</td>
<td>Tastefully designed unit by Sushiura with quality finishes and fittings. Brand new. Move-in condition. Walking distance to Great World &amp; Somerset MRT. Short distance to Orchard shopping belt.</td>
</tr>
<tr>
<td>9</td>
<td>9 Cairnhill Road #20-06 Cairnhill Nine, D09</td>
<td>Owner Sale</td>
<td>Description: 1-Bedroom &amp; Guestroom Apartment</td>
<td>Leasehold 99 years wef. 12/05/2014</td>
<td>Approx. 69 sqm (743 sqft)</td>
<td>Unblock Marina Bay Sands firework view. High floor. Condition as good as brand new. TOP 2017. Directly link to Paragon. Located right in the heart of Orchard Road shopping belt. Walking distance to Orchard MRT. Tenanted.</td>
</tr>
<tr>
<td>10</td>
<td>6 Cuscaden Walk #20-01 The Boulevard Residence, D10</td>
<td>Mortgagee Sale</td>
<td>Description: 3-Bedroom Apartment</td>
<td>Freehold</td>
<td>Approx. 189 sqm (2,034 sqft)</td>
<td>Opposite Ion Orchard and the upcoming Orchard Boulevard MRT station. Close to the Singapore Botanic Gardens, Gleneagles Hospital and Camden Medical Centre. Minutes walk to the vibrant Orchard Road shopping and entertainment belt.</td>
</tr>
<tr>
<td>11</td>
<td>468 Sims Avenue #02-10 Suites @ Sims, D14</td>
<td>Mortgagee Sale</td>
<td>Description: 1-Bedroom Apartment</td>
<td>Leasehold 99 years wef. 14/05/2012</td>
<td>Approx. 35 sqm (377 sqft)</td>
<td>For 1st floor lover! Balcony faces pool. 5 minutes to Tanah Merah MRT station. Near Bedok South food market, wet market, and many other amenities. Ideal for own stay and investment!</td>
</tr>
<tr>
<td>12</td>
<td>283 Bedok South Avenue 3 #01-52 Eco, D16</td>
<td>Mortgagee Sale</td>
<td>Description: 1-Bedroom + Study Apartment</td>
<td>Leasehold 99 years wef. 14/05/2012</td>
<td>Approx. 62 sqm (667 sqft)</td>
<td>High ceiling. TOP around 2016. North-South facing. Next to Tanah Merah MRT.</td>
</tr>
<tr>
<td>13</td>
<td>22 Tanah Merah Kechil Link #01-43 Urban Vista, D16</td>
<td>Mortgagee Sale</td>
<td>Description: 2-Bedroom Apartment with Private Enclosed Space</td>
<td>Leasehold 99 years wef. 05/11/2012</td>
<td>Approx. 62.9 sqm (678 sqft)</td>
<td>Tenanted.</td>
</tr>
</tbody>
</table>
## Commercial

<table>
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<tr>
<th>Property</th>
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</tr>
</thead>
<tbody>
<tr>
<td>60 Eu Tong Sen Street #01-10 Furama City Centre, D01</td>
<td>Shop Unit</td>
<td>Sau Lai @ 9181 1819</td>
<td>Road facing. Approved KTV use. Tenanted 4% yield. Walking distance to Chinatown and Clarke Quay MRT stations. GST is not applicable.</td>
</tr>
<tr>
<td>321 Alexandra Road #01-10 Alexandra Central, D03</td>
<td>A Retail Shop Unit</td>
<td>Tricia @ 9387 9668</td>
<td>Tenanted @ $5,350/mth till July 2020. Within a few minutes' drive to Redhill MRT and Queenstown MRT and AYE. GST is payable.</td>
</tr>
<tr>
<td>188 Race Course Road #01-02 Soho 188, D08</td>
<td>Shop Unit</td>
<td>Tricia @ 9387 9668</td>
<td>Mixed development. With waterpoint. Suites retail, services trades. Farrer Park MRT@ door step. Near Tekka Mall / Little India / Serangoon Road.</td>
</tr>
<tr>
<td>351/351A Bedok Road, D16</td>
<td>2-Storey Shophouse with External and Internal Staircase</td>
<td>Sau Lai @ 9181 1819</td>
<td>Formerly used as restaurant. With grease trap and smoke exhaust system. Partially tenanted. GST is not payable.</td>
</tr>
<tr>
<td>142 Lorong Ah Soo #01-233, D19</td>
<td>HDB Shophouse</td>
<td>Tricia @ 9387 9668</td>
<td>Selling with partial tenancy. Near Kovan and Serangoon MRT station. No GST.</td>
</tr>
<tr>
<td>1187 Upper Serangoon Road #02-17 The Midtown, D19</td>
<td>A Retail Shop Unit</td>
<td>Tricia @ 9387 9668</td>
<td>TOP 2016. Good human traffic - in the vicinity of Hougang Public Housing. Near Hougang Central, Hougang MRT. Tenanted @ $1,900/mth till Dec 2019. GST is payable.</td>
</tr>
<tr>
<td>56 Loyang Way #04-09 / #04-10 Loyang Enterprise Building, D17</td>
<td>Ramp-up B2 Factory with Mezzanine Office (2 adjoining units)</td>
<td>Sau Lai @ 9181 1819</td>
<td>TOP around 2016. High ceiling and column free. Next to cargo lift and passenger lift. GST is applicable. #04-09: Selling with vacant possession. #04-10: Tenanted @ $4,960/mth till 31/09/2020. To sell jointly or separately.</td>
</tr>
<tr>
<td>11 Woodlands Close #09-06 Woodlands 11, D25</td>
<td>B1 Light Industrial Factory</td>
<td>Tricia @ 9387 9668</td>
<td>2 carpark lots in front of the unit. 24-hour access. Canteen on 1st floor. Walking distance to Admiralty MRT. Tenanted @ $2,461/mth till April 2022. GST is payable.</td>
</tr>
</tbody>
</table>

## Industrial

<table>
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<tr>
<th>Property</th>
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<th>Contact</th>
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</tr>
</thead>
<tbody>
<tr>
<td>30 Lorong Ah Soo #06-22</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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**Auction Property Listings.**

09 December 2019, Monday, 2.30pm   |   Amara Hotel, 3rd Level   |   T : 6228 7302  |  E : auc@sg.knightfrank.com
Industrial

421 Tagore Industrial Avenue #04-22 Tagore 8, D26  

**Owner Sale**

- **Description:** B1 Factory Unit
- **Tenure:** Freehold
- **Floor Area:** Approx. 211 sqm (2,271 sqft) - Include strata void of approx. 41 sqm (441 sqft)
- **Remarks:** Ramp-up. 2 good lifts and 2 passenger lift. Floor loading 10KN/m². Near Lentor MRT (U/C). Tenanted @ $2,680/mth till 31/08/2020. GST is payable.

Contact: Noelle @ 9766 7797

Tenure: Leasehold 60 years wef. 20/02/2012  
Floor Area: Approx. 159 sqm (1,711 sqft)  
Remarks: Ramp-up. 2 good lifts and 2 passenger lift. Floor loading 10KN/m². Near Lentor MRT (U/C). Tenanted @ $2,680/mth till 31/08/2020. GST is payable.

Contact: Tricia @ 9387 9668

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7 Gambas Crescent #02-20 ARK @ Gambas, D27  

**Mortgagee Sale**

- **Description:** Strata Ramp-up Factory (B1)
- **Tenure:** Leasehold 60 years wef. 20/02/2012
- **Floor Area:** Approx. 159 sqm (1,711 sqft)
- **Remarks:** Regular layout, column free. High ceiling - floor to floor height of approx. 6m. Self-contained toilet. Ample parking lot. Ease of loading/unloading at doorstep. Owner is GST registered.

Contact: Noelle @ 9766 7797

Tenure: Leasehold 60 years wef. 20/02/2012  
Floor Area: Approx. 159 sqm (1,711 sqft)  
Remarks: Ramp-up. 2 good lifts and 2 passenger lift. Floor loading 10KN/m². Near Lentor MRT (U/C). Tenanted @ $2,680/mth till 31/08/2020. GST is payable.

Contact: Tricia @ 9387 9668

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Next Auction: 20 January 2020 (Monday)

KnightFrank.com.sg
T: 6228 7302
E: auc@sg.knightfrank.com

Disclaimer: The content of this document have been verified but cannot be guaranteed