

# Auction Property Listing

**Mortgagee Sale**  
**18 April 2023**



## 70 Jalan Mata Ayer #01-22 & 23 Northwood, D27.

- Type** 2 adjoining corner ground floor units (To be sold together!)  
#01-22: 2 bedrooms (Master bedroom amalgamated with common bedroom)  
#01-23: 3 bedrooms + 1 Study
- Tenure** Freehold (TOP circa 2010)
- Floor Area** #01-22: Approx. 1,603 sqft  
#01-23: Approx. 1,636 sqft
- Guide Price** \$1.62M each (To be sold together!)
- Remarks** 2 separate titles. Rare freehold developments in D27. Low density of 140 units. Comes with tennis court. Selling with vacant possession. Selling on an 'as-is, where-is' basis.

### To enquire, contact:

**Karen Ker** 8111 4957

### Auction Details:

- Date:** 18 April 2023 (Wednesday) 2.30pm  
(Registration starts at 2.15pm)
- Venue:** Knight Frank Pte Ltd located at  
10 Collyer Quay #08-01 Ocean Financial Centre Singapore 049315
- Remarks:** **Note that above properties will be held at Knight Frank Office instead of One Raffles Quay.**

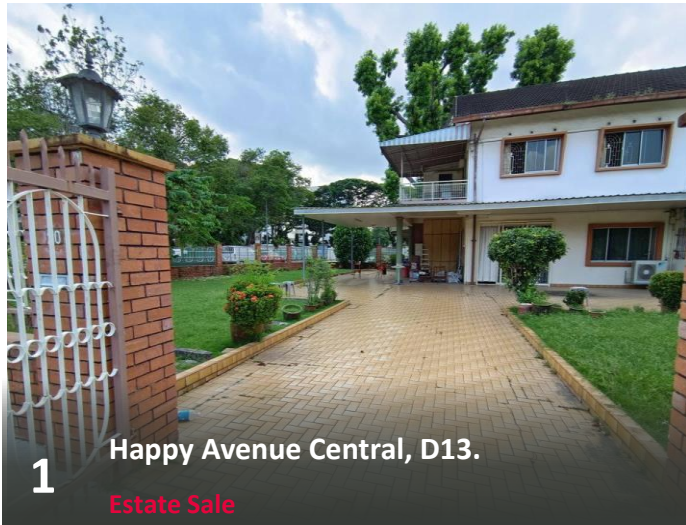


More info [here](#)

# Auction Property Listing

**20 April 2023 (Thursday) 2.30pm (registration at 2.15pm)**

**Venue: One Raffles Quay North Tower level 49 Auditorium Singapore 048583 Registration required**



**1** Happy Avenue Central, D13.

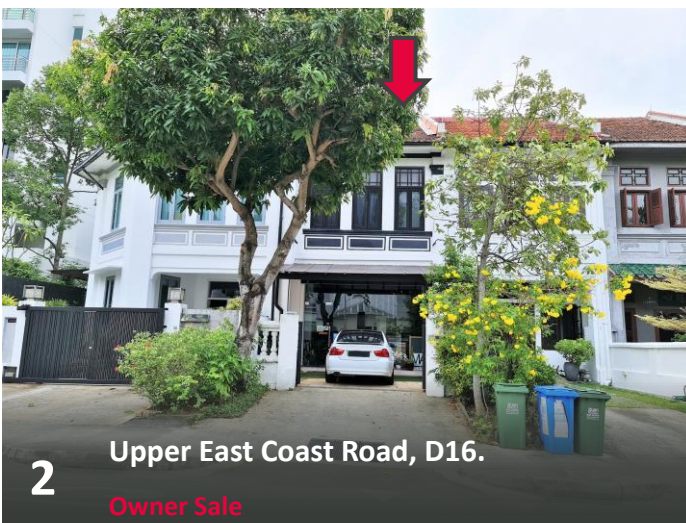
**Estate Sale**

**Type** Land with 2-Storey Semi-Detached House  
**Tenure** Freehold  
**Land Area** Approx. 6,345 sq ft  
**Built-up Area** Approx. 2,500 sq ft  
**Guide Price** \$7.XM  
**Remarks** Double frontage along Happy Avenue Central and Happy Avenue West. Mins walk to Mattar MRT Station and MacPherson Mall

**To enquire, contact:**

William Choo [8828 3322](tel:88283322)

**More info** [here](#)



**2** Upper East Coast Road, D16.

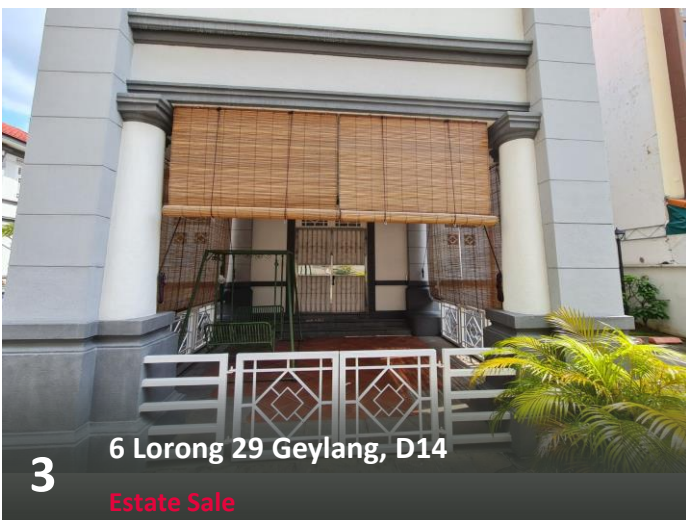
**Owner Sale**

**Type** 2-Storey intermediate terrace house  
**Tenure** Freehold  
**Land Area** Approx. 1,764 sq ft  
**Guide Price** \$3.XM  
**Remarks** Colonial design. Walking distance to Bayshore MRT Station. "3-storey Mixed Landed Housing" zoning. To be sold subject to tenancy.

**To enquire, contact:**

Lock Sau Lai [9181 1819](tel:91811819)

**More info** [here](#)



**3** 6 Lorong 29 Geylang, D14

**Estate Sale**

**Type** 2-Storey Conserved Strata 'Bungalow' with an apartment development  
**Tenure** Freehold  
**Floor Area** Approx. 211 sqm (2,271 sqft)  
**Guide Price** S2.8M  
**Remarks** Winner of 1996 URA Architectural Award. Art Deco windows restored & retained. Adjacent to a common landscaped courtyard.

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**Venue: One Raffles Quay North Tower level 49 Auditorium Singapore 048583 Registration required**

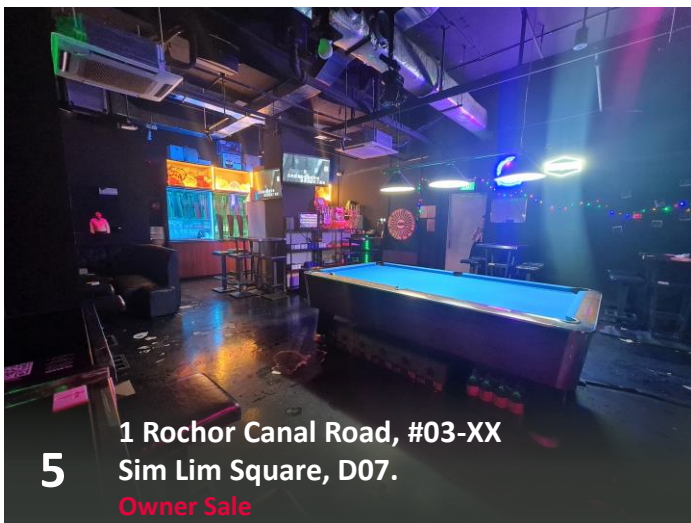


**Type** Retail Shops currently used as KTV/PUB  
**Tenure** Leasehold 99 years wef. 08/04/1983  
**Floor Area** Approx. 581 sq ft  
**Guide Price** Price on enquiry  
**Remarks** Use as entertainment establishments. Walking distance to Rochor (DT13) / Bugis (EW12 / DT14) MRT Stations. GST is applicable. Selling with tenancy.

**To enquire, contact:**

Tricia Tan [9387 9668](tel:93879668)

**More info** [here](#)

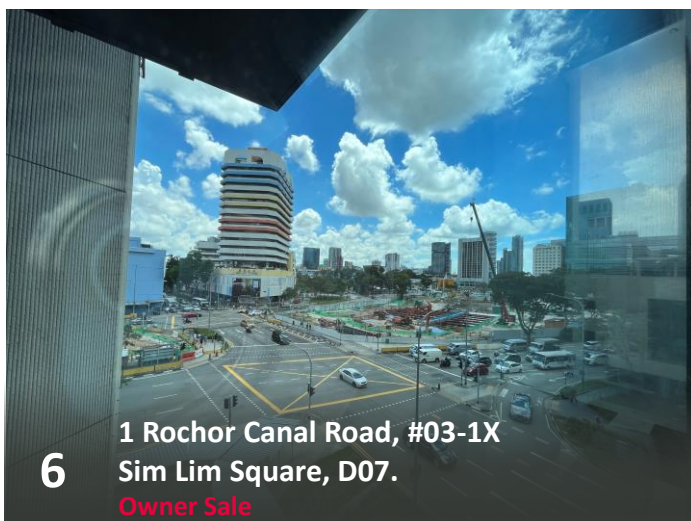


**Type** Retail Shops currently used as KTV/PUB  
**Tenure** Leasehold 99 years wef. 08/04/1983  
**Floor Area** Approx. 882 sq ft  
**Guide Price** Price on enquiry  
**Remarks** Use as entertainment establishments. Walking distance to Rochor (DT13) / Bugis (EW12 / DT14) MRT Stations. GST is applicable. Selling with tenancy.

**To enquire, contact:**

Tricia Tan [9387 9668](tel:93879668)

**More info** [here](#)



**Type** Retail Shop  
**Tenure** Leasehold 99 years wef. 08/04/1983  
**Floor Area** Approx. 840 sq ft  
**Guide Price** \$1.6XM  
**Remarks** Near to the lift. Walking distance to Rochor (DT13) / Bugis (EW12 / DT14) MRT Stations. GST is applicable. Selling with vacant possession.

**To enquire, contact:**

Karen Ker [8111 4957](tel:81114957)

**More info** [here](#)

# Auction Property Listing

20 April 2023 (Thursday) 2.30pm (registration at 2.15pm)

Venue: One Raffles Quay North Tower level 49 Auditorium Singapore 048583 Registration required



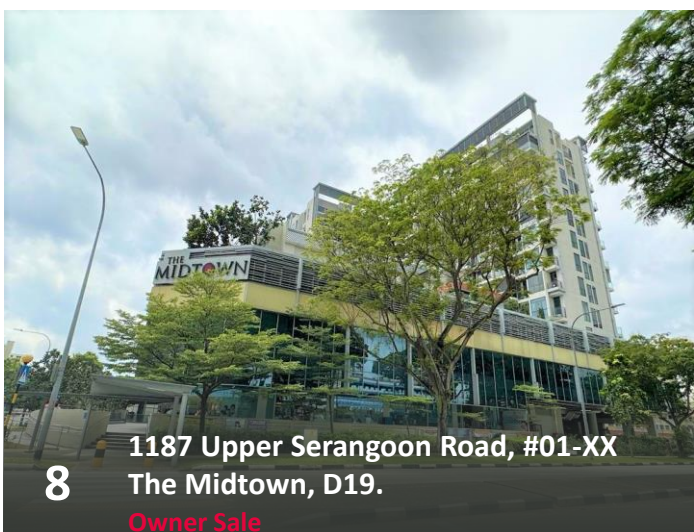
**7** Sims Avenue, D14  
(near junction of Sims Way)  
Owner Sale

**Type** A 4-storey nursing home building with basement  
**Tenure** Freehold  
**Zoning** Health & Medical care  
**Land Area** Approx 6350.7sqft (floor area approx. 11,859sqft)  
**Guide Price** \$2xM  
**Remarks** With lift and carpark. About 5 minutes' walk to Kallang MRT. To be sold with "Sale-and-Leaseback" 3+2 years term.

**To enquire, contact:**

Lock Sau Lai [9181 1819](tel:91811819)

More info [here](#)



**8** 1187 Upper Serangoon Road, #01-XX  
The Midtown, D19.  
Owner Sale

**Type** A 2-Storey ground floor dual-key F&B approved Shop  
**Tenure** 99 years leasehold from 2013  
**Floor Area** 732 sqft (including void area of approx. 151 sqft)  
**Guide Price** \$2.5XM  
**Remarks** Dual-key. Double shop frontages. Approved use: F&B. Mins walk from Hougang MRT. Selling vacant possession. No GST.

**To enquire, contact:**

Karen Ker [8111 4957](tel:81114957)

More info [here](#)



**9** 6 Yishun Industrial Street 1, #01-17  
North View Bizhub, D27.  
Bank Sale

**Type** Ground floor factory unit in a B1 ramp-up light industrial building  
**Tenure** Leasehold 30 years from 28/12/2012  
**Floor Area** 3,942 sqft (incl. strata void area of 1,314 sqft)  
**Guide Price** Price on enquiry  
**Remarks** Approved mezzanine level. Carpark lots in front of the unit. With toilet. Tenanted to Preschool operator. GST is applicable.

**To enquire, contact:**

Tricia Tan [9387 9668](tel:93879668)

More info [here](#)

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20 April 2023 (Thursday) 2.30pm (registration at 2.15pm)

Venue: One Raffles Quay North Tower level 49 Auditorium Singapore 048583 Registration required



**Type** A ramp-up factory unit within a B2 industrial building

**Tenure** Leasehold 30 years from 15/02/2008

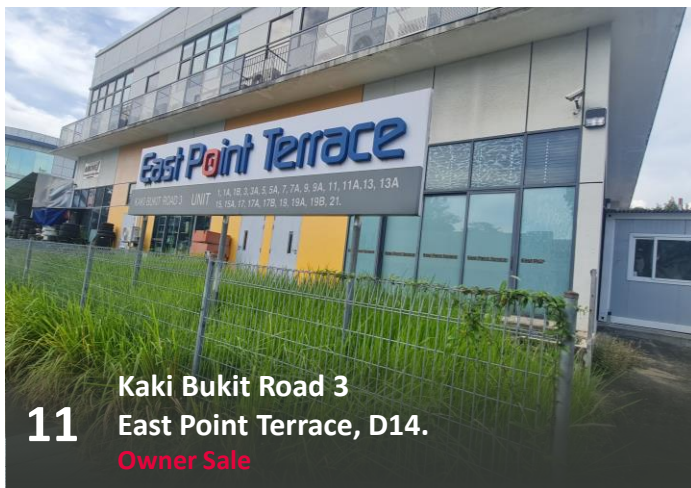
**Floor Area** Approx. 4,940 sq ft

**Guide Price** \$650,000

**Remarks** Column-free unit with 7-m ceiling height, and 2 carpark lots. Direct loading. 40 footer containers accessible. GST applicable

**To enquire, contact:**

Tricia Tan [9387 9668](tel:93879668) [More info here](#)



**Type** A corner 2-Storey terrace B2 factory / workshop

**Tenure** Leasehold 30 years from 07/11/2007

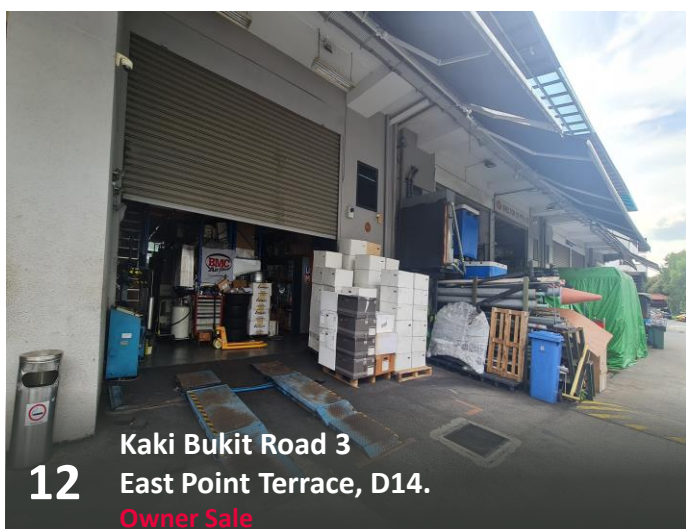
**Floor Area** Approximate 327 sqm / 3,519 sqft with mezzanine floor space of 52 sqm / 560 sqft

**Guide Price** \$1.XM

**Remarks** Parking in front of the unit. Easy load/unloading. Kaki Bt / Ubi MRT stations nearby. GST is applicable.

**To enquire, contact:**

Tricia Tan [9387 9668](tel:93879668) [More info here](#)



**Type** An intermediate 2-Storey terrace B2 factory / workshop

**Tenure** Leasehold 30 years from 07/11/2007

**Floor Area** Approximate 328 sqm / 3,530 sqft

**Guide Price** \$9XXK

**Remarks** Primarily Industrial estate. Parking in front of the unit. Easy load/unloading. Kaki Bt / Ubi MRT stations nearby. GST applicable.

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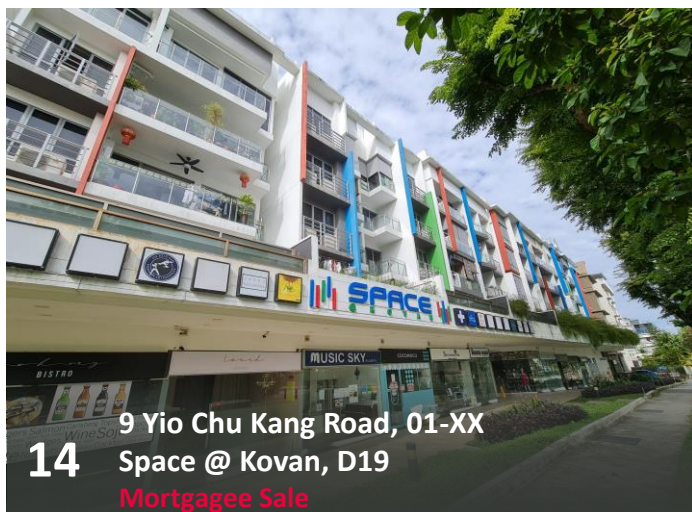


**Type** B2 Ramp-up factory with mezzanine.  
**Tenure** Leasehold 60 years commencing from 1 December 1997  
**Floor Area** #04-118 approx. 4,628 sqft  
#04-119 approx. 4,639 sqft  
**Guide Price** \$1.25M each  
**Remarks** Sell as is 'where is'. Ceiling height approx. 8 metre. Attached toilet. 40 footers accessible. GST applicable.

**To enquire, contact:**

William Choo [8828 3322](tel:88283322)

**More info** [here](#)



**Type** Shop  
**Tenure** Freehold  
**Floor Area** Approx. 269 sq ft  
**Guide Price** \$6xxK  
**Remarks** With water point. Next to clinic and cake shop. Near mall entrance and Resident Lift Lobby.

**To enquire, contact:**

Lock Sau Lai [9181 1819](tel:91811819)

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# Auction Property Listing

## Meet the Team

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