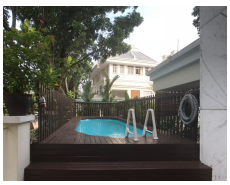
Auction
Property Listings.

19 September 2018, Wednesday, 2.30pm | Amara Hotel, 3rd Level | T : 6228 7302 | E : auc@sg.knightfrank.com

*** Owner's** **** Estate's** **# Mortgagee's** **@ Receiver's** **@@ MCST's**

Auction Listing

S/No		Description
*	1	 **Property:** 49 Holland Grove View, D10 **Description:** 3-Storey Semi-Detached House with Basement & Swimming Pool **Tenure:** Leasehold 99 years wef. 21/04/1994 **Land Area / Floor Area:** Approx. 274.0 sqm (2,949 sqft) / Approx. 332 sqm (3,574 sqft) **Remarks:** Rectangular in shape. Currently tenanted to expat at $8,300/month, till Oct 2018. Walking distance to Henry Park Primary School, Anglo-Chinese School (Independent), Cold Storage, Jelita Shopping Centre, and Star Vista. Walking distance to Dover MRT station via nearby footbridge across Sungei Ulu Pandan. Proximity to Pan-Island Expressway and Ayer Rajah Expressway. **Contact:** Sharon @ 9686 4449
**	2	 **Property:** 39 Merryn Road, D11 **Description:** 2-Storey Detached House **Tenure:** Freehold **Land Area:** Approx. 836.3 sqm (9,002 sqft) **Remarks:** **Estate Sale.** Cul-de-sac. Regular in shape. Close proximity to PIE & BKE. Well-connected via public bus services & Stevens MRT station. SCGS is within 1KM. SJI & ACS are within the vicinity. Suits A&A/Redevelopment. **Contact:** Sharon @ 9686 4449 / Noelle @ 9766 7797
*	3	 **Property:** 31 Lorong 28 Geylang, D14 **Description:** 3-Storey Terrace House **Tenure:** Freehold **Land Area:** Approx. 207.6 sqm (2,235 sqft) **Remarks:** Walking distance to Aljunied & Dakota MRT stations. Within 1km from supermarkets, Geylang Methodist School (Primary & Secondary) and Chung Cheng High School. **Contact:** Sharon @ 9686 4449
*	4	 **Property:** 12 Lorong G Telok Kurau, D15 **Description:** 2-Storey Semi-Detached House **Tenure:** Freehold **Land / Floor Area:** Approx. 417.9 sqm (4,498 sqft) / Approx. 281.6 sqm (3,031 sqft) **Remarks:** Regular in shape. Frontage approx. 9.5m by Depth approx. 46m. North facing. Quiet and serene environment. Conveniently located, within 5 mins walk to Eunos MRT station, Food Centre and Wet Market. Haig Girls' School and Eunos Primary School are within 1km. Near East Coast Park Beach, Paya Lebar Central Commercial Hub, New Paya Lebar Quarters Shopping Mall, Parkway Parade and 112 Katong Mall. **Contact:** Teddy @ 9030 4603 / Gwen @ 9199 2377
*	5	 **Property:** 146 Langsat Road, D15 **Description:** New 3-Storey Terrace House with Roof Garden **Tenure:** Freehold **Land / Floor Area:** Approx. 164.9 sqm (1,775 sqft) / 366 sqm (3,935 sqft) **Remarks:** New terrace house with roof light. Very efficient layout. Good sized bedrooms. High ceiling. Walking distance to Eunos MRT station. TOP 2013. Not stayed in before. **Contact:** Sharon @ 9686 4449
*	6	 **Property:** 235/237/239 Tanjong Katong Road, D15 **Description:** 3 Units of 2-Storey Terrace House **Tenure:** Freehold **Land Area:** Approx. 561 sqm (6,042 sqft) **Remarks:** Ideal for rebuilding. Plot ratio 3. Zoning: Residential. **Contact:** Sharon @ 9686 4449
#	7	 **Property:** 42 Lucky Heights, D16 **Description:** 3-Storey Semi-Detached with Attic & Pool ***(Uncompleted)*** **Tenure:** Freehold **Land / Floor Area:** Approx. 563.7 sqm (6,068 sqft) / Approx. 826 sqm (8,891 sqft) **Remarks:** **Mortgagee Sale.** 6 bedrooms + maid's room. Private pool. Primarily residential area. Near Bayshore MRT station. Stroll to East Coast Park. Minutes to Parkway Parade / 112 Katong. Host of eateries along East Coast Road. Readily accessible via ECP that connects to all parts of island. **UNCOMPLETED.** **Contact:** Tricia @ 9387 9668 / Noelle @ 9766 7797
*	8	 **Property:** 39 Island Gardens Walk, D20 **Description:** 3-Storey Corner Terrace House **Tenure:** Freehold **Land / Floor Area:** Approx. 424 sqm (4,564 sqft) / Approx. 418 sqm (4,500 sqft) **Remarks:** Elevated. Cul-De-Sac. South-East Facing. With a beautiful garden. Bright unit and serene environment. Near to entrance of MacRitchie Tree-Top Trail, Singapore Island Country Club and Bishan Park. Huge 5 bedrooms en-suites + study, 2 family areas and helper's room. Cosy. Move-In condition. Walking distance to future Upper Thomson and Bright Hill MRT stations. Ai Tong School is within one km. CHIJ St Nicholas and Catholic High School is within two km. **Contact:** Teddy @ 9030 4603 / Gwen @ 9199 2377

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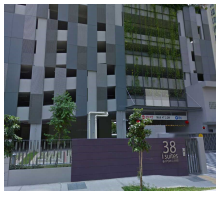
S/No		Description
* 9		**Property:** 17 Pinewood Grove, D25 **Description:** 3-Storey Detached House with Jacuzzi **Tenure:** Leasehold 99 years wef 12/08/1996 **Land / Floor Area:** Approx. 656.8 sqm (7,070 sqft) / Approx. 616 sqm (6,629 sqft) **Remarks:** 3 spacious en-suite bedroom + maid's room and a jacuzzi in a 3-storey detached house. Nice design. Well-connected via SLE / BKE. Amenities readily available at Causeway Point & Woodlands Civic Centre which are within the vicinity. Very close to Singapore American School & Singapore Sports School. Tenanted til August 2019. **Guide Price: $3.99M** **Contact:** Noelle @ 9766 7797 / Sharon @ 9686 4449
* 10		**Property:** 35 Pinewood Grove, D25 **Description:** 2-Storey Resort Style Detached House **Tenure:** Leasehold 99 years wef. 12/08/1996 **Land / Floor Area:** Approx. 600 sqm (6,458 sqft) / Approx. 391.93 sqm (4,219 sqft) **Remarks:** 5 spacious en-suite bedroom + maid's room. Well-connected via SLE / BKE. Amenities readily available at Causeway Point & Woodlands Civic Centre which are within the vicinity. Very close to Singapore American School & Singapore Sports School. Tenanted til 4th Qtr 2018. **Guide Price: $3.7M.** **Contact:** Noelle @ 9766 7797 / Sharon @ 9686 4449
* 11		**Property:** 37 Jalan Kechubong, D28 **Description:** 3-Storey Detached House **Tenure:** Freehold **Land / Floor Area:** Approx. 482.6 sqm (5,195 sqft) / 408.1 sqm (4,393 sqft) **Remarks:** Master Plan 2014 - Residential 3-storey mixed land. Unblocked view on level 3. 8 Bedrooms with 2 bedrooms on level 1. Good car porch size & a nice garden space. Cul-De-Sac. Well kept house. **Contact:** Gwen @ 9199 2377 / Sharon @ 9686 4449
# 12		**Property:** 15 Cairnhill Circle #19-03 Helios Residences, D09 **Description:** 3-Storey Penthouse with Lift, Jacuzzi & Roof Terrace **Tenure:** Freehold **Floor Area:** Approx. 371 sqm (3,993 sqft) **Remarks:** **Mortgagee Sale.** Prime location! TOP 2011. Minutes away from Newton MRT station. Close to the famous Newton Hawker Centre & Fort Canning Park. Short walk to RGS, ACS, ISS International School & Chatsworths International School. Proximity to the vibrant Orchard Road shopping belt, Ion Orchard, Takashimaya, The Paragon & Wisma Atria. Full facilities: swimming pool, wading pool, covered car park, 24 hours security, BBQ pits, gym, jacuzzi, multi-purpose hall, & playground. **Guide Price: $8.1M.** **Contact:** Sharon @ 9686 4449
* 13		**Property:** 63 Cavenagh Road #04-06 Hijauan, D09 **Description:** 2-Bedroom Apartment **Tenure:** Freehold **Floor Area:** Approx. 68 sqm (732 sqft) **Remarks:** Living area extends out to the balcony that oversees the greenery. Conveniently located right outside Orchard Shopping Belt. Next to footbridge link to Orchard Road & Somerset MRT station. Minutes walk to Dhoby Ghaut MRT station & Plaza Singapura. Well-connected to other parts of the island via CTE. Schools in proximity includes Chatsworth International School, St. Margaret's Primary School, Anglo-Chinese Junior School (Newton) and Singapore Management School. **Contact:** Noelle @ 9766 7797
* 14		**Property:** 538 Geylang Road #04-02 The Arizon, D14 **Description:** 2-Storey Penthouse with Roof Terrace (3-Bedroom) **Tenure:** Freehold **Floor Area:** Approx. 164 sqm (1,765 sqft) **Remarks:** Located near Aljunied MRT station. Sims Avenue Centre and Junction Food Place are within close proximity. Currently tenanted. **Contact:** Teddy @ 9030 4603
# 15		**Property:** 38 Ipoh Lane #16-11 38 iSuites, D15 **Description:** 2-Storey Penthouse with Private Pool & Roof Terrace (1+1 Bedroom) **Tenure:** Freehold **Floor Area:** Approx. 100 sqm (1,076 sqft) **Remarks:** **Mortgagee Sale.** Unblock view. Open roof terrace with private pool. Near One KM Mall / Paya Lebar Square / City Plaza. Walking distance to Dakota and Paya Lebar MRT stations. Wet markets / eateries & many amenities within reach. **Contact:** Tricia @ 9387 9668

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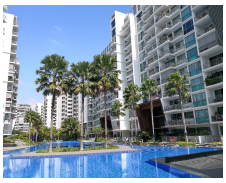
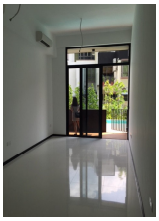
Auction Listing

	S/No		Description
*	16		**Property:** 2 First Street #02-21 Siglap V, D15 **Description:** 1-Bedroom Apartment **Tenure:** Freehold **Floor Area:** Approx. 48 sqm (517 sqft) **Remarks:** New Listing! Serious Seller. Eateries & supermarket are nearby. Walking distance to future Siglap MRT station. Near seaside. Expats rental location, minutes to Raffles Place, Changi Business Park & Airport. **Contact:** Teddy @ 9030 4603 / Gwen @ 9199 2377
*	17		**Property:** 2 First Street #02-22 Siglap V, D15 **Description:** 1-Bedroom Apartment **Tenure:** Freehold **Floor Area:** Approx. 48 sqm (517 sqft) **Remarks:** New Listing! Serious Seller. Eateries & supermarket are nearby. Walking distance to future Siglap MRT station. Near seaside. Expats rental location, minutes to Raffles Place, Changi Business Park & Airport. **Contact:** Teddy @ 9030 4603 / Gwen @ 9199 2377
#	18		**Property:** 10 Pasir Ris Link #13-45 Ripple Bay, D18 **Description:** Single Storey Penthouse (5-Bedroom) **Tenure:** Leasehold 99 years wef. 10/08/2011 **Floor Area:** Approx. Approx. 198 sqm (2,131 sqft) **Remarks:** **Mortgagee Sale.** New Listing! Rare 5 bedroom Single level Penthouse in Ripple Bay. Unblock seaview unit. Good condition with good size bedroooms. Squarish layout. Full condominium facilities. Within 5 mins walk to the seaside. 5 mins to Downtown East. Near Overseas Family School. Near Changi Business Park and Changi Airport. **Guide Price: $2.15M** **Contact:** Noelle @ 9766 7797 / Teddy @ 9030 4603
*	19		**Property:** 311 Upper Thomson Road #01-06 Three 11, D20 **Description:** 3-Bedrooms Apartment with Patio **Tenure:** Freehold **Floor Area:** Approx. 93 sqm (1,001 sqft) **Remarks:** Near Marymount MRT station and not far from several schools like Ai Tong School, Anglo-Chinese School and Pierce Secondary School. It is also near Thomson Plaza Shopping Malls for an array of amenities such as grocery and retail shopping, banks, eateries and more. Vehicle owners can take Thomson Road and Central Expressway (CTE) to get to the business hub or shopping district in the city. **Contact:** Noelle @ 9766 7797
*	20		**Property:** 36 Beo Crescent #01-49, D03 **Description:** 2-Storey HDB Shophouse **Tenure:** Leasehold 75 years wef. 01/08/1995 **Floor Area:** Approx. 112 sqm (1,206 sqft) **Remarks:** Conveniently located within matured neighbourhood centre. Close to Food Centre/market/Tiong bahru MRT Station/Tiong Bahru Plaza. Next to Multi-Storey Carpark. Tenanted to clinic till 2021, >4.5% rental yield. Seller is not GST registered. **Contact:** Sharon @ 9686 4449 / Noelle @ 9766 7797
*	21		**Property:** 233 River Valley Road #B1-03 RV Point, D09 **Description:** Strata Retail Shop **Tenure:** Leasehold 999 years **Floor Area:** Approx. 17 sqm (183 sqft) **Remarks:** Close to Dhoby Ghaut and Clarke Quay MRT stations. Schools nearby include River Valley Primary and Outram Secondary. Walking distance to UE Shopping Mall where amenities are available. Vehicle owners can take River Valley Road, Orchard Road and Central Expressway to get to the business hub or shopping district in the city. **Guide Price: $508K** **Contact:** Noelle @ 9766 7797
*	22		**Property:** 275 Thomson Road #01-11 & #01-12 Novena Regency, D11 **Description:** 2 Shop Units (side by side) **Tenure:** Freehold **Floor Area:** Approx. 61 sqm (657 sqft) - each unit **Remarks:** **Motivated Seller!** Superb Location! Suits service / F& B trades. Minutes to Novena MRT station. These 2 units are for restaurant usage with kitchen / grease straps fittings. Can be sold individually or jointly. **Contact:** Tricia @ 9387 9668
*	23		**Property:** 538 Geylang Road #02-02 The Arizon, D14 **Description:** Office **Tenure:** Freehold **Floor Area:** Approx. 98 sqm (1,055 sqft) **Remarks:** Located near Aljunied MRT station. Sims Avenue Centre and Junction Food Place are within close proximity. Currently tenanted. **Contact:** Teddy @ 9030 4603

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S/No		Description
* 24		**Property:** 538 Geylang Road #02-03 The Arizon, D14 **Description:** Office **Tenure:** Freehold **Floor Area:** Approx. 98 sqm (1,055 sqft) **Remarks:** Located near Aljunied MRT station. Sims Avenue Centre and Junction Food Place are within close proximity. Currently tenanted. **Contact:** Teddy @ 9030 4603
* 25		**Property:** 509 Bedok North Street 3 #01-85, D16 **Description:** 2-Storey HDB Shophouse (End Unit) **Tenure:** Leasehold 84 years wef. 01/04/1994 **Floor Area:** Trading Area - Approx. 99 sqm (1,066 sqft); Living Quarters – Approx. 67 sqm (721 sqft) **Remarks: Rare with huge trading area. Wider than standard frontage (3 shopfronts).** Conveniently located within neighbourhood centre. To be sold subject to existing tenancies. Fronting car park entrance. Ample parking space. Seller is not GST registered. **Contact:** Noelle @ 9766 7797
@ 26		**Property:** 767 Upper Serangoon Road #02-01 Spazio @ Kovan, D19 **Description:** Shop Unit **Tenure:** Freehold **Floor Area:** Approx. 65.9 sqm (710 sqft) **Remarks:** **Receiver Sale.** Brand New! Just TOP. Central location. Amenities within the vicinity. Selling with vacant possession. GST is applicable. **Contact:** Tricia @ 9387 9668
* 27		**Property:** 1012/1012A/1012B Upper Serangoon Road, D19 **Description:** 3-Storey Corner Shophouse **Tenure:** Freehold **Land / Floor Area:** Approx. 216.4 sqm (2,329 sqft) / 467.9 sqm (5,037 sqft) **Remarks: Currently tenanted to F&B (Teochew Porridge).** Rectangular land. Frontage of 9m facing Upp Serangoon Road and return frontage on Jalan Rengkam. Depth approx 25.5m. Zoning: Commercial and Residential. Walking distance from Kovan MRT station. Minutes drive to Central Expressway, Kallang Paya Lebar Expressway and Tampines Expressway which provide easy access to other parts of Singapore. **Contact:** Sharon @ 9686 4449
* 28		**Property:** 72 Lorong 19 Geylang, D14 **Description:** 9-Storey Detached Factory **Tenure:** Freehold **Land / Floor Area:** Approx. 337.5 sqm (3,633 sqft) / 1,121.9 sqm (12,076 sqft) **Remarks:** B1 detached factory, limited in supply, walking distance to Aljunied MRT, good corporate image. **Contact:** Sharon @ 9686 4449
* 29		**Property:** 10 Kaki Bukit Road 1 #01-32 KB Industrial Building, D14 **Description:** A Ground Floor Factory / Workshop Unit, "Business 2" **Tenure:** Leasehold 60 years wef. 09/01/1995 **Floor Area:** Approx. 469 sqm (5,048 sqft) **Remarks:** **Motivated Seller!** Unit comes with parking space & toilets within. Primarily industrial estate. Amenities nearby and public transports readily available. Currently tenanted at $9000 monthly. Can be sold with or without tenancy. GST is applicable. **Contact:** Tricia @ 9387 9668
@@ 30		**Property:** 59 Ubi Avenue 1, #03-18 Bizlink Centre, D14 **Description:** B1 Flatted Factory Unit **Tenure:** Leasehold 60 years wef. 10/03/1997 **Floor Area:** Approx. 99 sqm (1,065 sqft) **Remarks:** **MCST Sale.** Close to Ubi, Macpherson & Paya Lebar MRT stations, bus stops & eateries. Accessible via Paya Lebar Road, Ubi Avenue 2 & PIE. Selling **WITHOUT** vacant possession. **Guide Price: $400K** **Contact:** Noelle @ 9766 7797
# 31		**Property:** 10 Ubi Crescent #07-30 Ubi Techpark, D14 **Description:** “Business 1” Factory Unit **Tenure:** Leasehold 60 years wef. 05/07/1997 **Floor Area:** Approx. 146 sqm (1,572 sqft) **Remarks:** **Mortgagee Sale.** It is situated to the south of HDB flatted factory building and north of Eunos Industrial Estate. The Ubi / Jalan Eunos HDB Estates are located nearby. Easy access to other parts of the island via Ubi, Macpherson, Paya Lebar and Eunos MRT stations, Eunos Bus Interchange and the Pan-Island Expressway. Selling vacant possession, and on “As-is-where-is” basis. Owner is GST registered. **Contact:** Noelle @ 9766 7797

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S/No		Description
* 32		**Property:** 62 Ubi Avenue 2 #02-18 Automobile Megamart (AML), D14 **Description:** B1 Factory **Tenure:** Leasehold 30 years wef. 1995 **Floor Area:** Approx. 278.7 sqm (3,000 sqft) **Remarks:** New listing! Rare unit. Ideal for car showroom. Prominent location to get your pre-owned & new cars. Good frontage beside Vincar. Ideal location to expand your business if you are in the car trade. GST is applicable. **Contact:** Teddy @ 9030 4603 / Gwen @ 9199 2377
@ 33		**Property:** 1 Sunview Road #07-20 Eco-Tech @ Sunview, D22 **Description:** A Ramp-Up Factory Unit **Tenure:** Leasehold 30 years wef. 25/01/2013 **Floor Area:** Approx. 242 sqm, including strata void of 82 sqm (2,605 sqft) **Remarks:** **Receiver Sale.** "Business 2" usage. Selling with vacant possession & on "As-is-where-is" basis. Primarily industrial estate. Eateries within the vicinity. GST is applicable. **Contact:** Tricia @ 9387 9668
# 34		**Property:** 15 Jalan Tepon #06-19 Jurong Foodhub, D22 **Description:** A Ramp-Up Food Factory Unit, Central Kitchen **Tenure:** Leasehold 23 years wef. 2008 **Floor Area:** Approx. 241 sqm (2,594 sqft) **Remarks:** **Mortgagee Sale.** Rare! Food zone factory. Ramp up. Central kitchen. GST is not applicable. **Contact:** Tricia @ 9387 9668
# 35		**Property:** 2 Buroh Crescent #04-14 Ace @ Buroh, D22 **Description:** Strata B2 Ramp Up **Tenure:** Leasehold 30 years wef. 22/7/2013 **Floor Area:** Approx. 322 sqm (3,466 sqft) **Remarks:** **Mortgagee Sale.** Corporate image. Joo Koon vicinity. Near to Pioneer MRT station. Selling "As-is" basis. GST is applicable. **Contact:** Tricia @ 9387 9668
* 36		**Property:** 25 Tuas View Close Trade Link Place, D22 **Description:** Single Storey Detached Factory with Mezzanine **Tenure:** Leasehold 60 years wef. 09/07/1996 **Land / Floor Area:** Approx. 1,443 sqm (15,532 sqft) / Approx. 1,428 sqm (15,371 sqft) - Including void **Remarks:** **Motivated Seller!** Primarily "Business 2" industrial estate. Plot ratio 2.5. Regular land, wide frontage, 37m by 39m. No annual rent payable. No investment criteria. Ideal for redevelopment. Tenanted till June 2019. Seller is GST registered. **Contact:** Noelle @ 9766 7797
@ 37		**Property:** 20 Bukit Batok Crescent #03-23 Enterprise Centre, D23 **Description:** A Ramp-Up Factory Unit **Tenure:** Leasehold 60 years wef. 13/03/1997 **Floor Area:** Approx. 332 sqm (3,574 sqft) **Remarks:** **Receiver Sale.** "Business 2" usage. Selling with vacant possession & on "As-is-where-is" basis. Primarily industrial estate. Eateries & amenities within the vicinity. GST is applicable. **Contact:** Tricia @ 9387 9668
* 38		**Property:** 7 Gambas Crescent #08-05 Ark @ Gambas, D27 **Description:** B1 Factory **Tenure:** Leasehold 60 years wef. 2012 **Floor Area:** Approx. 149 sqm (1,604 sqft) **Remarks:** Bounded by Gambas Crescent, Gambas Avenue and Woodlands Avenue 10, approximately 20.0 km from the City Centre. Predominantly industrial use. The Bukit Timah Expressway, Seletar Expressway, Sembawang MRT station are within a few minutes' drive. Fitted with attached toilet. Seller is not GST registered. Tenanted @ $2,300pm til Sep 2019. **Guide Price: $600K** **Contact:** Noelle @ 9766 7797

Contact:
Tricia Tan, CEA R021904I - 6228 7349 / **9387 9668**
Noelle Tan, CEA R047713G - 6228 7380 / **9766 7797**
Sharon Lee, CEA R027845B - 6228 6891 / **9686 4449**
Gwen Lim, CEA R027862B - 6228 7331 / **9199 2377**
Teddy Ng, CEA R006630G - 6228 7326 / **9030 4603**
Ong HuiQi, Admin support - 6228 7302

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