



OBrien Real Estate

# Property profile.

## PRIVATE SALE

1/83 McLeod Road **CARRUM**

|                       |                  |                         |                                     |
|-----------------------|------------------|-------------------------|-------------------------------------|
| <b>Council Rates:</b> | \$1,978.58 pa    | <b>Age of Property:</b> | Built 1997                          |
| <b>Water Rates:</b>   | \$704.32 pa      | <b>Owners Corp:</b>     | \$2467.00 pa ph: 03 9781 4200       |
| <b>Rental Return:</b> | \$560 - \$600 pw | <b>Price Range:</b>     | \$650,000 - \$700,000               |
| <b>Land Size:</b>     | 165 sqm          | <b>Terms:</b>           | Prefer 45-60-90 Days<br>10% Deposit |

**Home Features:** 2 Beds, 1 Bath, 1 Living, 2 Toilets, 1 Garg, 1 Extra Car Space, Pergola

**Fixtures & Fittings:** Low maintenance private courtyard, generous bedrooms, high-quality Plantation window shutters, reverse cycle heating and cooling, separate living and dining, single lock up garage, close to schools/beach/transport/shops

|                       |                                   |        |
|-----------------------|-----------------------------------|--------|
| <b>Local Schools:</b> | Carrum Primary School             | 1 Km   |
|                       | Patterson River Secondary College | 1.5 Km |
|                       | Patterson lakes Primary School    | 1.3 Km |

|                     |                        |        |
|---------------------|------------------------|--------|
| <b>Local Shops:</b> | Woolworths/Coles       | 1.2 km |
|                     | Aldi                   | 900 m  |
|                     | Gretel Coffee Roasters | 150 m  |

|                          |                            |       |
|--------------------------|----------------------------|-------|
| <b>Public Transport:</b> | Carrum Station             | 1 km  |
|                          | Bus Stop - Route 708 & 833 | 100 m |

|               |              |        |
|---------------|--------------|--------|
| <b>Beach:</b> | Carrum Beach | 1.1 km |
|---------------|--------------|--------|



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