



OBrien Real Estate

Property profile.

PRIVATE SALE

17 Woodright Circuit, Cranbourne

Council Rates:	\$TBA	Age of Property:	Built 2016
Water Rates:	\$704.32 pa	Owners Corp:	\$1,360pa ph.03 9775 4676
Rental Return:	\$500 - \$550 pw	Price Range:	\$550,000 - \$600,000
Land Size:	164 sqm	Terms:	Prefer 30-45-60 Days 10% Deposit

Home Features: 3 Beds, 2 Bath, 1 Living, 1 Study Nook, 3 Toilets, Separate Laundry, 2 Garg, Decking

Fixtures & Fittings: Rendered Façade, high square set ceilings, carpeted floors, tile kitchen area, quality appliances, buffet island, terrace, robed bedrooms, walk-in robe and full ensuite, split system A/c and ducted heating, close to schools / transport / shops / parks

Local Schools:	St. Peter's College	700 m
	Cranbourne West Secondary	1.7 Km
	Cranbourne Primary School	3.1 Km

Local Shops:	Woolworths	1.2 km
	Coles	1.6 Km
	Amstel Club	400m

Public Transport:	Cranbourne Station	3.2 km
	Bus Stop - Route 791	519m



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