



OBrien Real Estate

Property profile.

PRIVATE SALE

106/55 Barkley Street, **MORDIALLOC**

Council Rates:	\$1332.21 pa	Age of Property:	Built 2019
Water Rates:	\$704.32 pa	Owners Corp:	\$6,777.11 pa ph: 03 9818 2488
Rental Return:	\$550 - \$600 pw	Price Range:	\$600,000 - \$660,000
Land Size:	68 sqm	Terms:	Prefer 30-45-60-90 10% Deposit

Home Features: 2 Beds, 1 Bath, 1 Living, 1 Toilets, 1 Garg, Balcony

Fixtures & Fittings: Nestled in the heart of Mordialloc, timber floors, stone benchtops, stainless steel appliances, private balcony, large walk in shower, built in robes, underground parking, storage cage, split system heating and cooling

Local Schools:	Mordialloc High School	1.0 Km
	Mordialloc Beach Primary School	500 m
	Aspendale Primary School	2.1 Km

Local Shops:	Woolworths	700 m
	Mordialloc Village	800 m
	Mentone RSL	3.6 Km

Public Transport:	Mordialloc Station	500 m
	Bus Stop - Route 708	158 m

Beach:	Mordialloc Beach	1.1 km
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Jo Barclay **0439 394 434**



Jasmyn Barclay **0404 308 967**