



OBrien Real Estate

Property profile.

PRIVATE SALE

1/15 Rigby Street **CARRUM**

Council Rates:	\$1,983.35 pa	Age of Property:	Built 1970
Water Rates:	\$691.88 pa	Owners Corp:	N/a
Rental Return:	\$780 - \$820 pw	Price Range:	\$950,000 - \$1,045,000
Land Size:	455 sqm	Terms:	Prefer 60-90-120 Days 10% Deposit

Home Features: 4 Beds, 1 Bath, 1 Living, 2 Toilets, 3 Car Spaces, Decking, Pergola, plus a Bungalow (4th Bedroom)

Fixtures & Fittings: Freshly polished hardwood floors, fireplace, quality appliances, clever storage, covered entertainers' deck, front and rear yard, bungalow or studio with kitchenette, 3 split system heating and cooling, built-in-robos, and ceiling fans.

Local Schools: Carrum primary School 0.69 Km
Patterson Lakes Secondary College 0.97 Km
Carrum Family & Children Centre 0.24 Km

Local Shops: Coles & Woolworths 1.4 km
ALDI 0.9 Km
Gretel Coffee Roasters 0.19 Km

Public Transport: Carrum Station 1.1 km
Bus Stop – Route 708, 833, 857 0.29 Km

Beach: Carrum Beach 1.2 km



Jo Barclay **0439 394 434**



Jasmyn Barclay **0404 803 967**