



OBrien Real Estate

# Property profile.

## PRIVATE SALE

### 1/29 CHURCH ROAD CARRUM

<b>Council Rates:</b>	\$2,377.45 pa	<b>Age of Property:</b>	Built 2014
<b>Water Rates:</b>	\$704.32 pa	<b>BC Insurance:</b>	\$1,117.46 pa
<b>Rental Return:</b>	\$720 - \$760 pw	<b>Price Range:</b>	\$1,000,000 - \$1,100,000
<b>Land Size:</b>	346 sqm	<b>Terms:</b>	Prefer between 20th Jan - 23rd February - 10% Deposit
<b>Home Features:</b>	3 Beds, 2 Bath, 2 Living, 1 Study Nook, 3 Toilets, Separate Laundry, 2 Garg, Alfresco		
<b>Fixtures &amp; Fittings:</b>	Refined and modern, this 3-bedroom, 2-lounge townhome sets a new benchmark for effortless living. Balanced in style and function, it offers an appealing lifestyle for first-home buyers, investors, and downsizers.		
<b>Local Schools:</b>	Carrum Primary School	300 m	
	Patterson Lakes Secondary College	800 m	
	Patterson Lakes Primary School	2.6 Km	
<b>Local Shops:</b>	Aldi	800 m	
	Woolworths	2.4 Km	
	Coles	2.5 Km	
<b>Public Transport:</b>	Carrum Station	600 m	
	Bus Stop - Route 708	200 m	
<b>Beach:</b>	Carrum Beach	800 m	



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