



OBrien Real Estate

Property profile.

PRIVATE SALE

25 Denistoun Crescent, Cranbourne

Water Rates:	\$704.32 pa	Age of Property:	Built 2016
Council Rates:	\$1,929.04 pa	Owners Corp:	\$1,520 pa <small>ph: 03 9775 4676</small>
Rental Return:	\$530 - \$580 pw	Price Range:	\$700,000 - \$730,000
Land Size:	299 sqm	Terms:	Prefer 30-45-60 Days 10% Deposit

Home Features: 3 Beds, 2 Bath, 1 Living, 2 Toilets, Separate Laundry, 2 Garg, 1 Extra Car Spaces, Courtyard

Fixtures & Fittings: Open plan living, stone-topped kitchen, high quality appliances, private terrace, split system air conditioning, ducted heating, excellent storage, LED downlights, glass sliding doors, double garage with internal access, storage shed, close to shops/transport/schools

Local Schools: Cranbourne West Secondary College 1.7 Km
Cranbourne West Primary School 1.7 Km
St Peters College 700 m

Local Shops: Woolworths & Coles 1.2 km
Cranbourne Shopping Centre 2.4 Km
Amstel Club 500 m

Public Transport: Cranbourne Station 3.1 km
Bus Stop - Route 791 & 760 482 m



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